

MARIA COSTANTINI
exp

&

JACK RICHARDS
exp

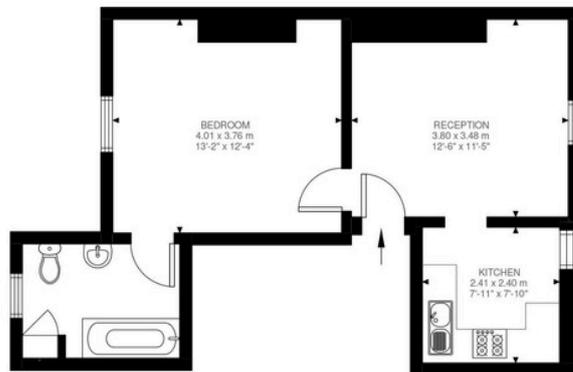


WELCOME TO

St Germans Rd

- 01 Layout & Liveability
- 02 The Community
- 03 The Lifestyle & Local Character
- 04 Living and Working Locally
- 05 The Cafés
- 06 The Restaurants
- 07 The Pubs
- 08 The Parks
- 09 The Cultural Offer
- 10 Transport
- 11 The Investment Opportunity

The PROPERTY



Second Floor
444 sq. ft.

St. German's Road, SE23
Approximate Gross Internal Area
41.22 SQ.M / 444 SQ.FT



The

LAYOUT & LIVEABILITY

Bright and charming 1-bedroom flat, designed to make the most of every square meter, with a smart layout ideal for young professionals & first-time buyers. This apartment strikes the perfect balance between living, working from home, and social areas. Its second-floor location ensures privacy and excellent natural light throughout the day.

Generous Bedroom Suitable for Home Workstation

The generous bedroom offers excellent flexibility, with space for a double bed, home workstation, wardrobe, and even a vanity table, depending on individual needs.

The Communal Garden:

The apartment benefits from access to a spacious communal garden, a peaceful green space perfect for relaxation and enjoying the outdoors, where you can soak up the sun and read a book, meditate, or simply unwind, and enjoy socializing with neighbors over a coffee or a casual chat.

Natural light orientation:

The reception room and kitchen benefit from a bright south-easterly aspect, allowing natural light to fill the space from the morning through to the early afternoon, providing a bright and uplifting atmosphere throughout the day.

Parking

The property also benefits from communal parking for residents, as well as free on-street parking, offering convenient and flexible options for both residents and visitors.

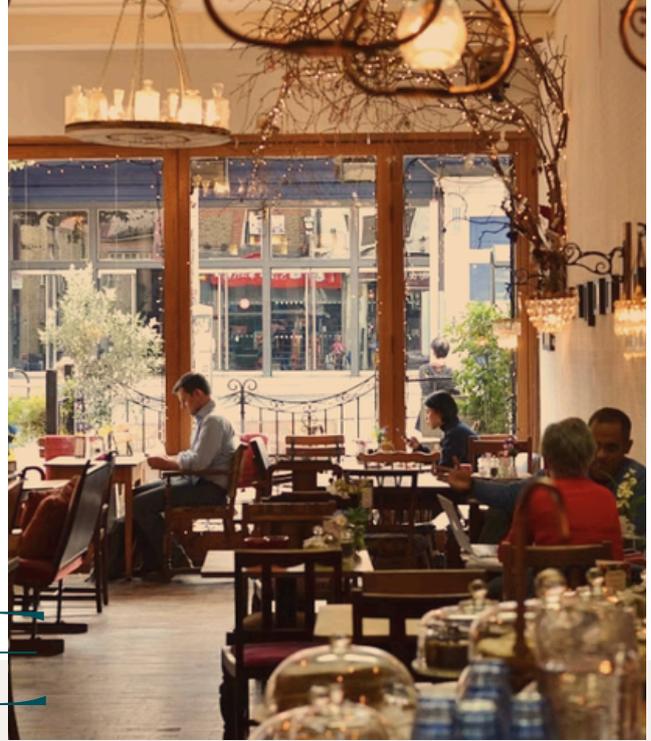
Commuters Dream

The flat is within walking distance of three stations – Honor Oak Park, , and Catford, providing fast connections into London Bridge, London Victoria, Charing Cross, and St Pancras International.

The COMMUNITY



- Residents are mainly qualified professionals: designers, engineers, lawyers, consultants, and people in tech and the creative industries.
- Many work from home, so the area stays lively during the week.
- Cafés and parks are busy at midday and in the afternoon.
- Very strong sense of community: people get to know each other in the local cafés, at the Horniman Museum with its cultural activities, in the parks at the end of the day, or in independent restaurants and pubs that act as natural meeting points for the neighbourhood.
- A good example of community is Canvas & Cream: a space that started as a community project and is now a café, restaurant, bar and creative studio with a garden, where neighbours, artists and professionals mix every day and the neighbourhood truly feels like a village within London.



The LIFESTYLE & LOCAL CHARACTER

- Horniman Market, bustling local market with fresh produce, artisan foods, crafts, and weekly events
- Peaceful residential vibe: tree-lined streets and mostly houses, offering a quieter atmosphere than central London areas.
- Local lifestyle, enjoy brunch, coffee, or a snack while browsing unique market finds
- Excellent transport links, just a short ride from Forest Hill Station to London Bridge or Victoria, perfect for commuting or city adventures.
- Perfect blend of local vendors and occasional specialty stalls, keeping the market vibrant, authentic, and convenient



LIVING & WORKING LOCALLY

- Honor Oak/Forest Hill has become increasingly attractive to young professionals who work remotely or follow hybrid working patterns.
- Many homes include dedicated workspaces, and residents often spend more time in the neighbourhood during the week than in traditional commuter areas.
- As a result, cafés, bakeries and local shops remain active throughout the day, creating a neighbourhood that feels lively and lived-in rather than purely commuter-driven.

The CAFÉS

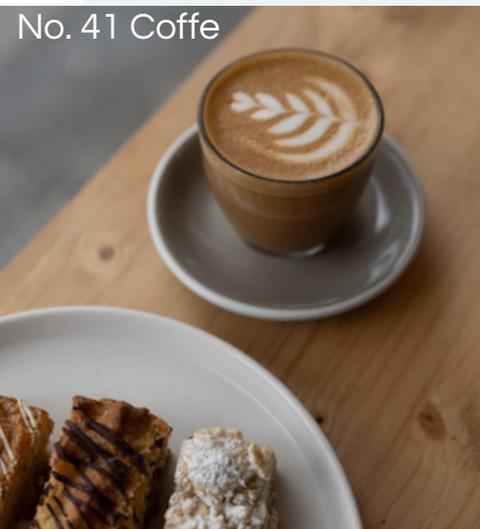
Step into a neighbourhood where cafés are part of the local rhythm and lifestyle.

Start your morning jät No. 41 Coffee, a local favourite for a proper coffee and a slow start. From there, you can wander through the neighbourhood and ease into brunch at Lavish Cafe Bar Grill, where things feel a bit more social and lively. If you're up for a longer walk, St David Coffee House is perfect for settling in with a laptop or meeting friends, while Costa Coffee gives you a quick, familiar stop when you're on the go.



St David Coffe House

No. 41 Coffe



Name	Walking Distance	Rating	Website / Link	Notes
No. 41 Coffee	3 min	★★★★☆ 4.5/5	Website	Monmouth coffee and brunch
Lavish Cafe Bar Grill	6 min	★★★★☆ 4.6/5	Website	Caribbean-inspired brunch, cocktails and lively evening events
St David Coffee House	17 min	★★★★☆ 4.6/5	Website	Coffee, breakfast, brunch, craft beer and wine
Costa Coffee	19 min	★★★★☆ 4.1/5	Google Maps	Chain café

The RESTAURANTS



Babur

Enjoy a variety of cuisines from around the world just minutes away...

Evenings in Honor Oak/Forest Hill can be just as enjoyable as the daytime. Start with a relaxed dinner at Nonna Maria, perfect for sharing fresh pasta and a bottle of wine. On another night, you might head to Babur for something a bit more refined, with standout Indian dishes and a more elevated dining experience. If you're after something casual, Gạo House is ideal for a quick, flavourful meal without the fuss.



Nonna Maria



Babur

Restaurant	Walking Distance	Rating	Website / Link	Notes
Nonna Maria	4 min	★★★★★ 4.8/5	Google Maps	Italian restaurant
Babur	9 min	★★★★☆ 4.6/5	Website	Highly regarded gourmet Indian restaurant
Gạo House	17 min	★★★★☆ 4.3/5	Website	Casual Vietnamese café-restaurant to eat in or take away.

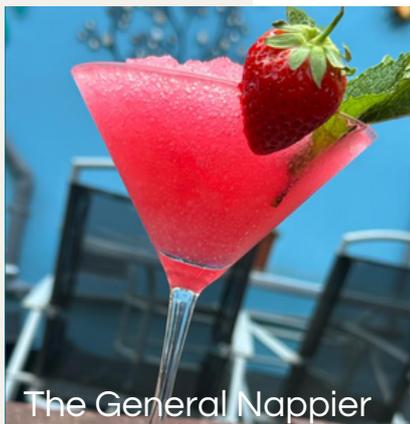
The PUBS



The Honor Oak

Enjoy a neighbourhood where traditional pubs and social spots are part of everyday life.

Evenings here are easy and social. You might start with a quick drink at The Honor Oak, just around the corner, before meeting friends at The General Napier, a proper local where everyone feels welcome. If you fancy a slightly livelier atmosphere, The Railway Telegraph is another great stop for a pint in a classic setting.



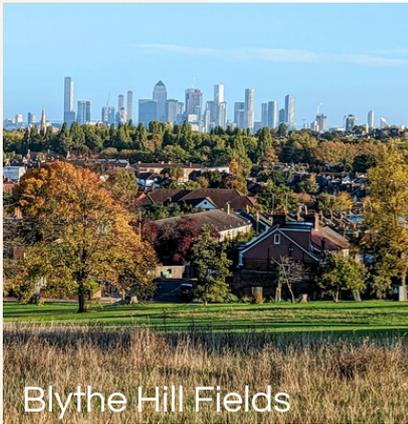
The General Napier



The Railway Telegraph

Pub	Walking Distance	Rating	Website	Notes
The Honor Oak	1 min	★★★★☆ 4.1/5	Website	Craft beers, cask ales, a good wine, cocktail list, seasonal British menu. Popular for after-work drinks.
The General Napier	6 min	★★★★☆ 4.7/5	Website	Traditional, back-street local pub, cocktails, with classic pub decor, darts & TV
The Railway Telegraph	7 min	★★★★☆ 4.1/5	Website	A classic Victorian pub with garden

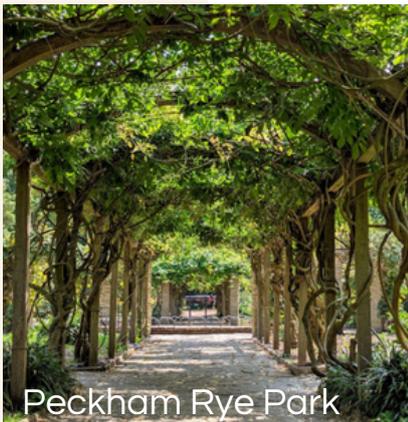
The PARKS



Blythe Hill Fields

Enjoy a lifestyle surrounded by lush parks and green spaces...

Weekends in Honor Oak/Forest Hill naturally move outdoors. You might start with a walk up to Blythe Hill Fields for panoramic views over the London skyline, coffee in hand, before heading out for a longer afternoon in Mayow Park, where there's space to relax, exercise or meet friends by the café. On sunnier days, Peckham Rye Park & Common offers a bigger, more vibrant green escape, while Hilly Fields is perfect for a slower pace with open views and plenty of space to unwind.



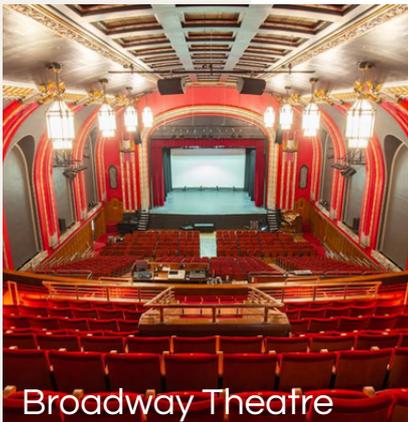
Peckham Rye Park



Hilly Fields

Name	Distance	Notes
Blythe Hill Fields	12 min walk	A grassy hilltop park known for its wide, panoramic views over London's skyline, including the City and Canary Wharf.
Peckham Rye Park & Common	10 min driving	Large Victorian park with common land, gardens, paths; great for picnics & runs.
Hilly Fields	9 min driving	Big views over London's skyline from its highest points. Facilities include a children's playground, tennis courts, football pitch, cricket pitch, etc.

The CULTURAL OFFER



The area offers a vibrant cultural scene...

Cultural life feels both varied and easy to access. You might spend a morning at the Horniman Museum and Gardens, exploring its exhibitions or simply enjoying the landscaped gardens and views over London. Forest Hill Library offers a quieter, everyday space to read or work, while Artdog adds a more creative touch with its independent exhibitions just around the corner. In the evening, Broadway Theatre brings everything together with live performances, music and community events a short journey away.

Name	Distance	Website	Notes
Forest Hill Library	8 min (bus)	Website	Community library with printing services, book clubs, workshops, meeting rooms & local events.
Broadway Theatre	10 min (bus)	Website	Theatre productions, live music, comedy and community events
Artdog	2 min walk	Website	Focuses on exhibitions by emerging and local artists, and cultural events.
The Horniman Museum & Gardens	11 min (bus)	Website	Museum and cultural venue with exhibitions, concerts, gardens and panoramic London views.



TRANSPORT

The flat is within walking distance of Forest Hill, Honor Oak Park & Catford, providing connections into London Bridge, London Victoria, Charing Cross, and St Pancras International. Typical journey times from these stations include:

- London Bridge: ~15–20 minutes
- Charing Cross / Cannon Street: ~25–30 minutes
- Victoria: ~30–35 minutes
- St Pancras International: ~30–35 minutes (via Thameslink)
- This makes commuting into the City, West End, Canary Wharf, and key transport hubs very convenient.

Bus Routes Nearby

- 122, to Crystal Palace / Lewisham
- 171, towards Elephant & Castle / Catford
- 185, towards Victoria / Lewisham
- P4, between Honor Oak and Brixton
- Night bus N171, direct overnight service from Tottenham Court Road via Elephant & Castle to Brockley Park at the end of St German's Road

Other Transport Options

- Cycling and local roads are well connected to nearby green spaces and quieter routes for bikes.

The INVESTMENT
OPORTUNITY



RENTAL MARKET IN SE23

The Opportunity

A one-bedroom flat in SE23 represents a strong investment opportunity in South East London. With average rents around £1,540 per month and a gross yield of over 5.8%, well above the London average of 4.5–5% , these flats consistently outperform the market.

Metric	Value
Gross Yield	5.8% ↑
Based on	73 properties analysed(*)
Average Monthly Rent	£1,540/month
Typical Range (70% of market)	1,452 – £1,652 pcm

* 1-bedroom flats in SE23

Rental Market

SE23 is a supply-constrained rental market where demand consistently outpaces supply making it a reliable location for buy-to-let investment.

Investor Appeal

Properties in SE23 rent quickly and consistently: average void periods are just 42 days, with a 72% success rate for listings. At the current pace, the 1.4 months of inventory means all available rentals would be let in under six weeks, highlighting strong and steady demand.

Average **96** rentals per month



Landlord's market

High demand, rents may rise

133

properties for rent

1.4

months of inventory

42

average days to rent

TENANT PROFILE

Knowing who rents in SE23 helps you understand the type of tenants you can expect. The area attracts a mix of skilled professionals and young families who value quality homes, community, and a stable environment.



Tenant profile

SE23 renters are typically highly educated. They work in professional and managerial roles, think tech, media, finance, education, healthcare and the creative industries. They commute primarily by train and bus (SE23 has excellent Overground connections to London Bridge and Victoria), and many work from home, over 53% do so at least part of the time, meaning they value space, good broadband, and a home office setup.

Homeworking Community

Many work from home and seek quiet, private spaces separated from the home's social areas.

High-Quality Tenant Base

For investors and landlords this directly impacts a landlord's profit and security in several ways:

Longer leases: reliable tenants tend to sign longer-term agreements, reducing vacancy periods.

Well-maintained properties: responsible tenants take care of the home, minimising repair and maintenance costs.

Investment value protected a stable, well-kept neighbourhood, which helps sustain property appeal and long-term value.

MARIA COSTANTINI
exp

Let's get in touch

South East London

07440 587 334

www.mariacostantini.exp.uk.com

maria.costantini@exp.uk.com

@thekeykeyagent