



Aylward Road, SE23 | Guide Price £575,000

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In General

- Offered chain free
- Lease: 990 years on completion
- Private west facing garden
- Off-street parking/driveway
- 18ft open plan kitchen/reception room
- Working gas fireplace
- Bay windows with bespoke shutters
- Attic for storage
- Close to local amenities
- Excellent transport links

In Detail

**** Guide price £575,000 - £600,000 **** A beautifully presented three bedroom period conversion located on the quiet residential street Aylward Road, complete with a private rear garden and offered chain free.

Situated on the first floor, this beautiful flat spreads across 853 sq ft of internal space, making it a perfect family home. The property comprises three bedrooms, a sleek modern bathroom suite, and an 18 ft open plan kitchen/reception room complete with a bay window. Further benefits include off street parking/driveway, a private west facing garden which has been recently turfed, engineered wood flooring, bay windows with bespoke shutters installed, double glazed sash windows, a working gas fireplace, attic for storage, and so much more.

The property is located just 0.5 miles from Forest Hill station, offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also a short walk from various local amenities, including a variety of restaurants, gastro-pubs, coffee shops, cafés, and parks with good local schools also nearby.

EPC: E | Council Tax Band: C | Lease: 990 years on completion | SC: £679.80 pa | GR: £10 pa | BI: Incl. in SC



Floorplan

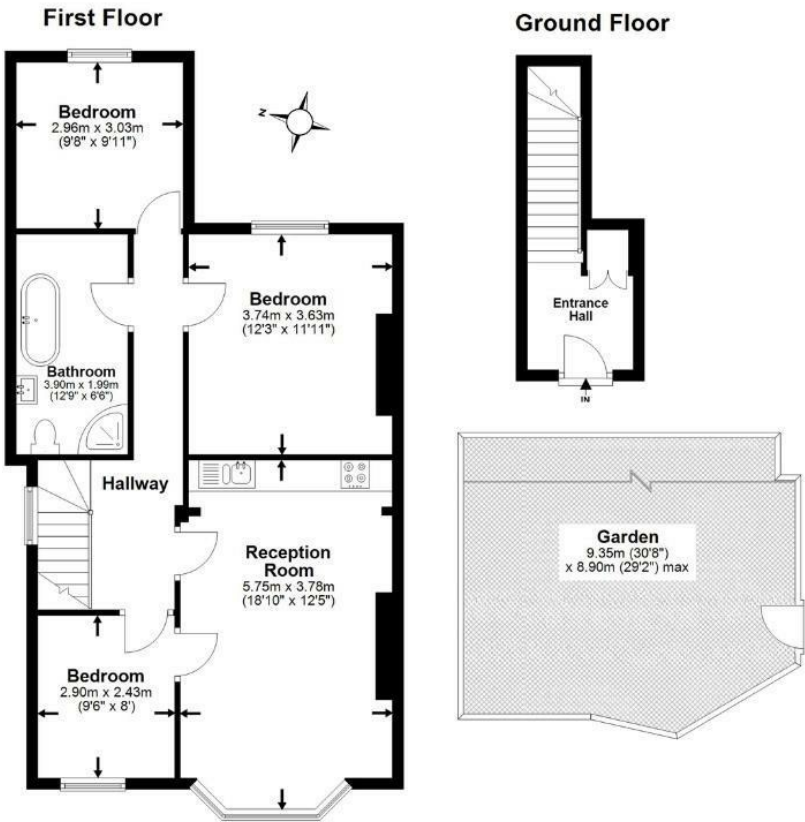
Aylward Road, SE23

Total* = 79.2 sq m / 853.0 sq ft

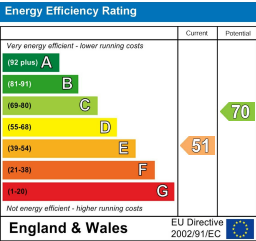
First Floor = 71.8 sq m / 772.8 sq ft

Ground Floor = 7.4 sq m / 80.2 sq ft

☐ = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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