Sunderland Road, SE23 | Guide Price £300,000

02087029444

foresthill@pedderproperty.com

pedder
We live local

In General

- Chain free
- Private section of garden
- Period conversion
- First floor flat
- Bright and spacious reception room
- Attractive period features
- An abundance of natural light
- Close to local amenities
- Excellent transport links
- Brand new kitchen with integrated appliances

In Detail

Guide Price £300,000–£325,000. A beautifully presented one-bedroom period conversion, set within an impressive double-fronted detached property on the sought-after Sunderland Road and offered to the market chain-free.

Occupying the first floor, this charming home offers bright and well-proportioned accommodation, comprising a generous double bedroom, contemporary shower suite, brand new kitchen with integrated appliances and a spacious reception room, which is wonderfully filled with natural light.

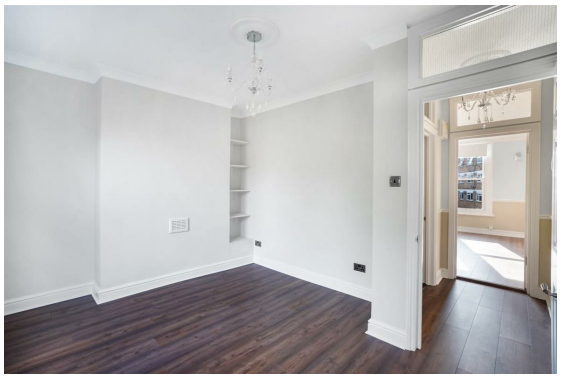
The property retains a wealth of attractive period features, creating a wonderful sense of character and space. Further benefits include a private section of the incredible and extensive rear garden. Currently, all owners share the space communally.

Ideally located approximately 0.4 miles from Forest Hill station, providing Overground and Southern services, the property offers excellent transport links into London Bridge, Canada Water, Waterloo, Shoreditch, Whitechapel, Highbury & Islington and beyond.

A fantastic selection of local amenities can also be found nearby, including popular restaurants, gastro pubs, coffee shops and cafés.

Contact the Pedder Forest Hill sales team today to arrange your viewing.

EPC: C | Council Tax Band: C | Lease: New 125 year lease on completion | SC: £0 | GR: £0 | BI: £220 pa



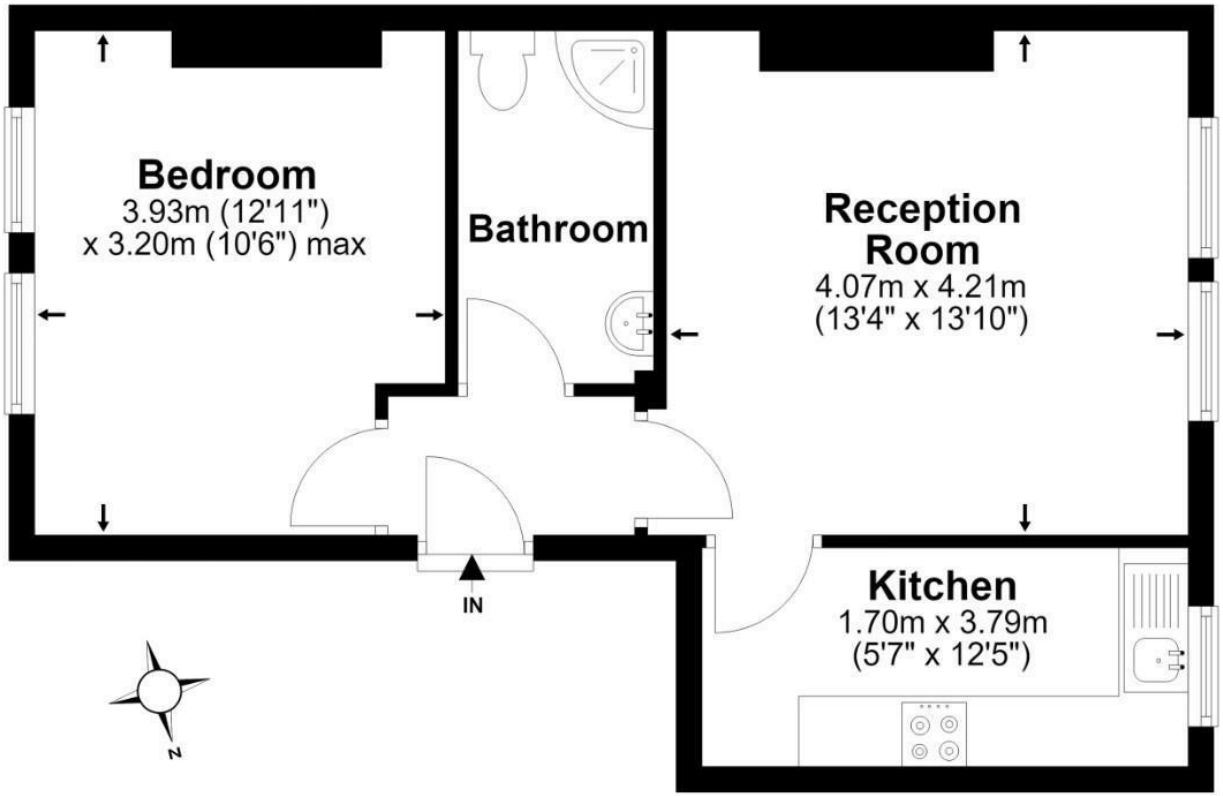
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK
arla propertymark PROTECTED
naea propertymark PROTECTED
TDS Tenancy Deposit Scheme Insured Custodial PROTECTED
CANCER RESEARCH UK
CYBER ESSENTIALS

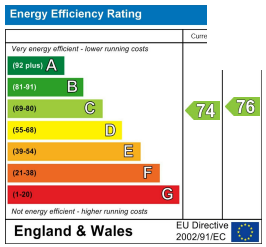
Floorplan

Sunderland Road, SE23
Total* = 42.5 sq. m / 457.2 sq. ft
First Floor = 42.5 sq. m / 457.2 sq. ft
[ ] = Reduced head room below 1.5m

pedder
We live local

First Floor





*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.

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.