



Wood Vale, SE23 | £1,000,000

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In General

- Chain free
- Five double bedrooms
- In need of complete refurbishment
- Two reception rooms
- Large 100ft private rear garden
- Front garden
- Gas central heating
- Close to local amenities
- Excellent transport links

In Detail

A rare opportunity to acquire this substantial and characterful five double bedroom, two reception, end-of-terrace home on the sought-after Wood Vale. Boasting both front and rear private gardens and offered to the market chain free, this property presents exceptional potential for transformation.

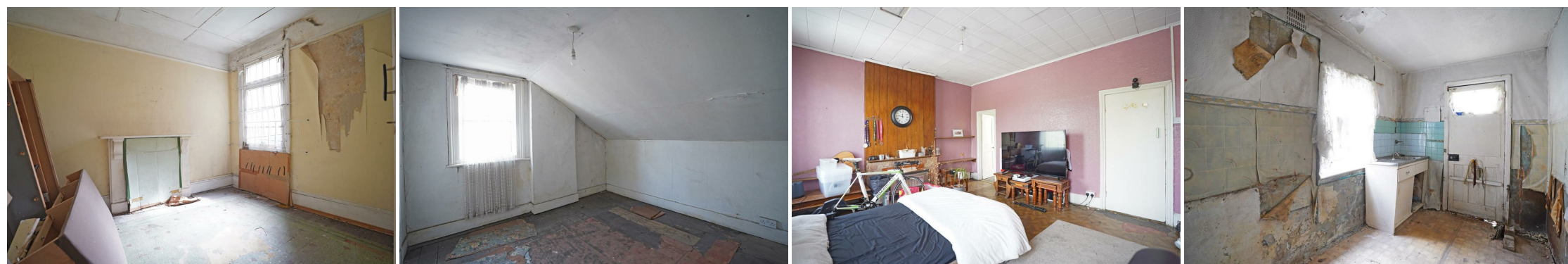
Spanning approximately 1,672 sq ft across three floors, the house offers generous proportions throughout and is primed for full refurbishment—an ideal canvas for buyers looking to create a bespoke family home. The ground floor features two bright and spacious reception rooms, perfect for both entertaining and everyday living, leading through to a dining area and kitchen at the rear. From here, doors open directly onto a remarkable private garden stretching over 100ft, offering a rare sense of space and seclusion.

The first floor comprises three well-proportioned double bedrooms alongside a family bathroom, while the top floor hosts two further double bedrooms, both enjoying far-reaching views. Further benefits include original features, a generous front garden, and convenient side access to the rear and so much more.

The property is situated approximately 0.8 miles to Honor Oak Park station and 0.9 mile to Forest Hill station, offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Call the Pedder Forest Hill sales team today to arrange a viewing!

EPC: F | Council Tax Band: E



Floorplan

Wood Vale, SE23

Total* = 155.4 sq. m / 1672.7 sq. ft
 Second Floor = 36.2 sq. m / 390.0 sq. ft
 First Floor = 59.2 sq. m / 637.4 sq. ft
 Ground Floor = 60.0 sq. m / 645.4 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	81
76-101) B	
69-75) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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