



Woolstone Road, SE23 | £325,000

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In General

- Chain free
- Share of freehold
- Two bedrooms
- Top floor flat
- Modern shower suite
- Separate fitted kitchen
- An abundance of natural light
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented two-bedroom, top-floor period conversion on Woolstone Road, Forest Hill, offered chain-free and with a share of the freehold.

Recently redecorated throughout, this bright and spacious home offers well-proportioned accommodation ideally suited to modern living. The property comprises two bedrooms, a separate fitted kitchen, a stylish contemporary shower room, and a large reception room. Flooded with natural light, the flat enjoys a warm and welcoming atmosphere, while its practical layout makes it an excellent choice for first-time buyers, professionals and investors alike.

Ideally positioned approximately 0.7 miles from Forest Hill Station, the property benefits from excellent transport connections, providing convenient access to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and numerous other destinations across the capital.

Forest Hill's vibrant high street and a wide range of local amenities are within easy walking distance, including independent cafés, coffee shops, restaurants and popular gastropubs. Combined with the property's generous living space and desirable period character, this is a fantastic opportunity to acquire a home in one of South East London's most sought-after neighbourhoods.

Viewings are highly recommended. Contact the Pedder Forest Hill team today to arrange your appointment today.

EPC: D | Council Tax Band: B | Share of Freehold | Underlying Lease: 97 years | SC: £200 pa | GR: £50 pa | BI: £379.61 pa



Floorplan

Woolstone Road, SE23

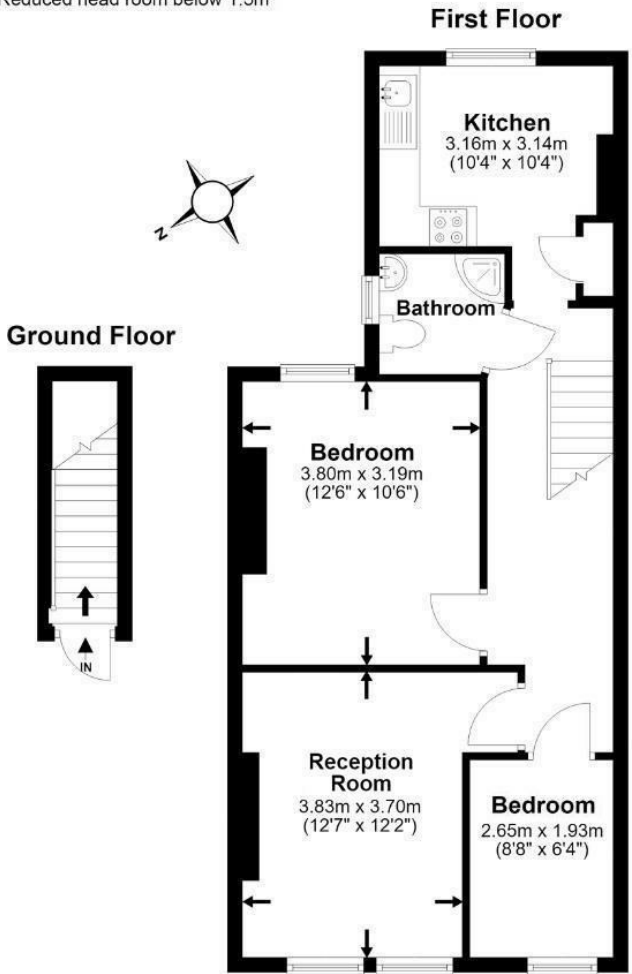
Total* = 54.7 sq. m / 588.4 sq. ft

Ground Floor = 2.9 sq. m / 30.9 sq. ft

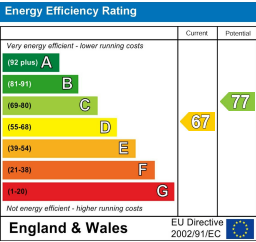
First Floor = 51.8 sq. m / 557.5 sq. ft

☐ = Reduced head room below 1.5m

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*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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