



Honor Oak Park, SE23 | £475,000

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# In General

- Two double bedrooms
- Split level maisonette
- A sleek bathroom suite and separate WC
- Private south facing courtyard
- Spacious open plan kitchen/reception room
- Loft space
- Less than 0.1 miles to Honor Oak Park station
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

A lovely two bedroom split level maisonette for sale positioned on the ever-popular Honor Oak Park boasting a private south facing courtyard and just moments from Honor Oak Park station.

Arranged over two floors this property comprises two double bedrooms, a spacious open plan kitchen/reception room perfect for modern living and entertaining, a sleek bathroom suite that has been recently renovated and a separate guest WC and a private south facing courtyard - ideal for enjoying sunny mornings or al fresco dining.

Further benefits include a fully boarded and double-insulated loft space complete with built-in ladder and lighting, the opportunity to acquire a share of the freehold, an abundance of natural light throughout, and a warm, welcoming feel that makes the property instantly appealing.

Perfectly located less than 0.1 miles from Honor Oak Park Station and 0.6 miles from Crofton Park Station, the property offers excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars, London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations. It is also well situated for a wide range of local amenities, including restaurants, coffee shops, gastropubs, parks, and cafés.

Please contact the Pedder Forest Hill sales team to arrange a viewing.

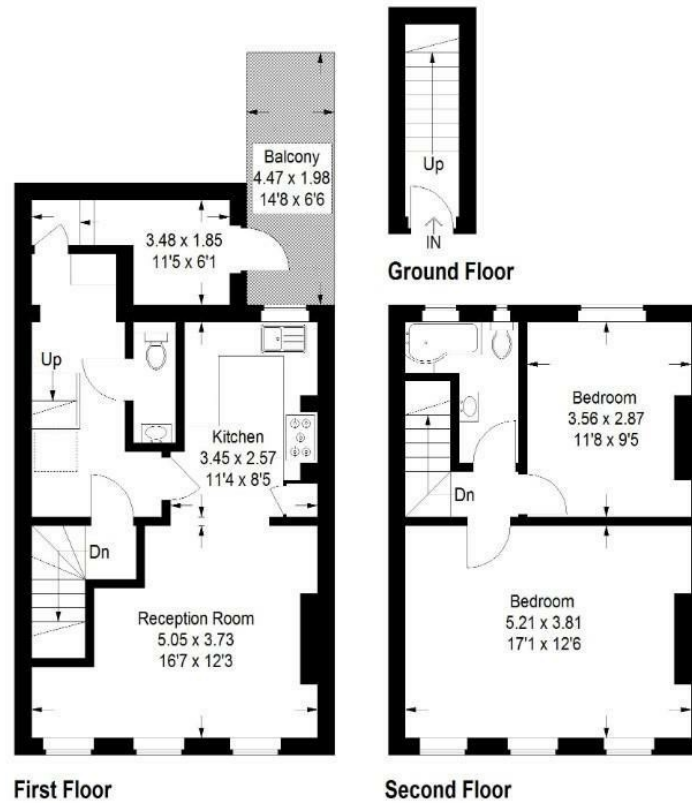
EPC: D | Council Tax Band: B | Lease: 108 years remaining | SC: Ad hoc | GR: £50 pa | BI: £228.54 pa



# Floorplan

Honor Oak Park , SE23

Approximate Gross Internal Area  
85.3 sq m / 918 sq ft



= Reduced headroom below 1.5 m / 5'0"

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		68	76
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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