



Pearfield Road, SE23 | £425,000

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# In General

- Two double bedrooms
- Second floor flat
- Modern bathroom suite and en-suite shower room
- Separate fitted kitchen with integrated appliances
- 21ft bright and spacious reception room
- Allocated off street parking
- Gas central heating
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

A charming two-bedroom flat for sale, situated on the second floor of a well-maintained development on the ever-popular Pearfield Road in Forest Hill.

This appealing home offers well-proportioned accommodation throughout, comprising two generous bedrooms, with the principal bedroom benefitting from its own en-suite shower room, a separate fitted kitchen with integrated appliances, and a contemporary family bathroom. The standout 21ft reception room provides a wonderful space to relax and entertain, enhanced by an elegant bay window and an abundance of natural light.

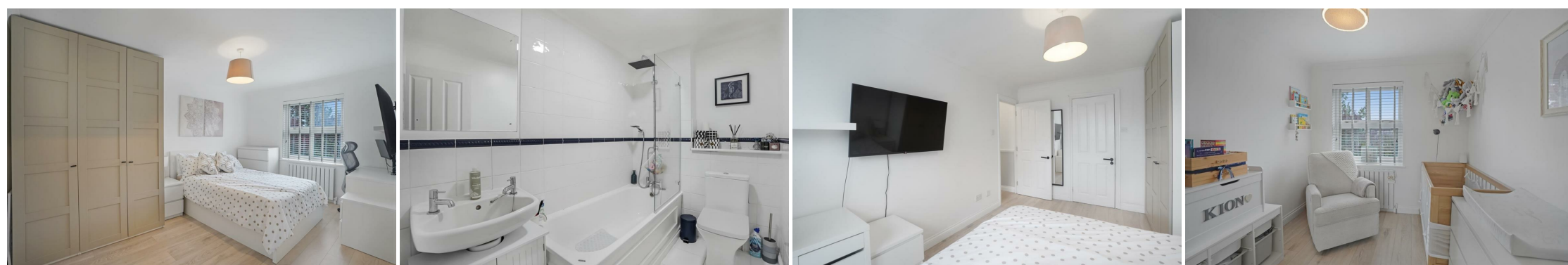
Further benefits include a convenient storage cupboard, gas central heating, attractive period features and allocated off-street parking, adding to the overall appeal of this lovely home.

Ideally positioned for commuters, the property is approximately 0.7 miles from Forest Hill station and 0.8 miles from Sydenham station, offering excellent transport connections into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and a range of other central London destinations.

The surrounding area also offers an excellent selection of local amenities, with a variety of restaurants, independent cafes, coffee shops and nearby parks all within easy reach, providing the perfect balance of convenience and green space.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

EPC: B | Council Tax Band: D | Lease: 96 years remaining | SC: £2,500 pa | GR: £400 pa | BI: TBC



# Floorplan

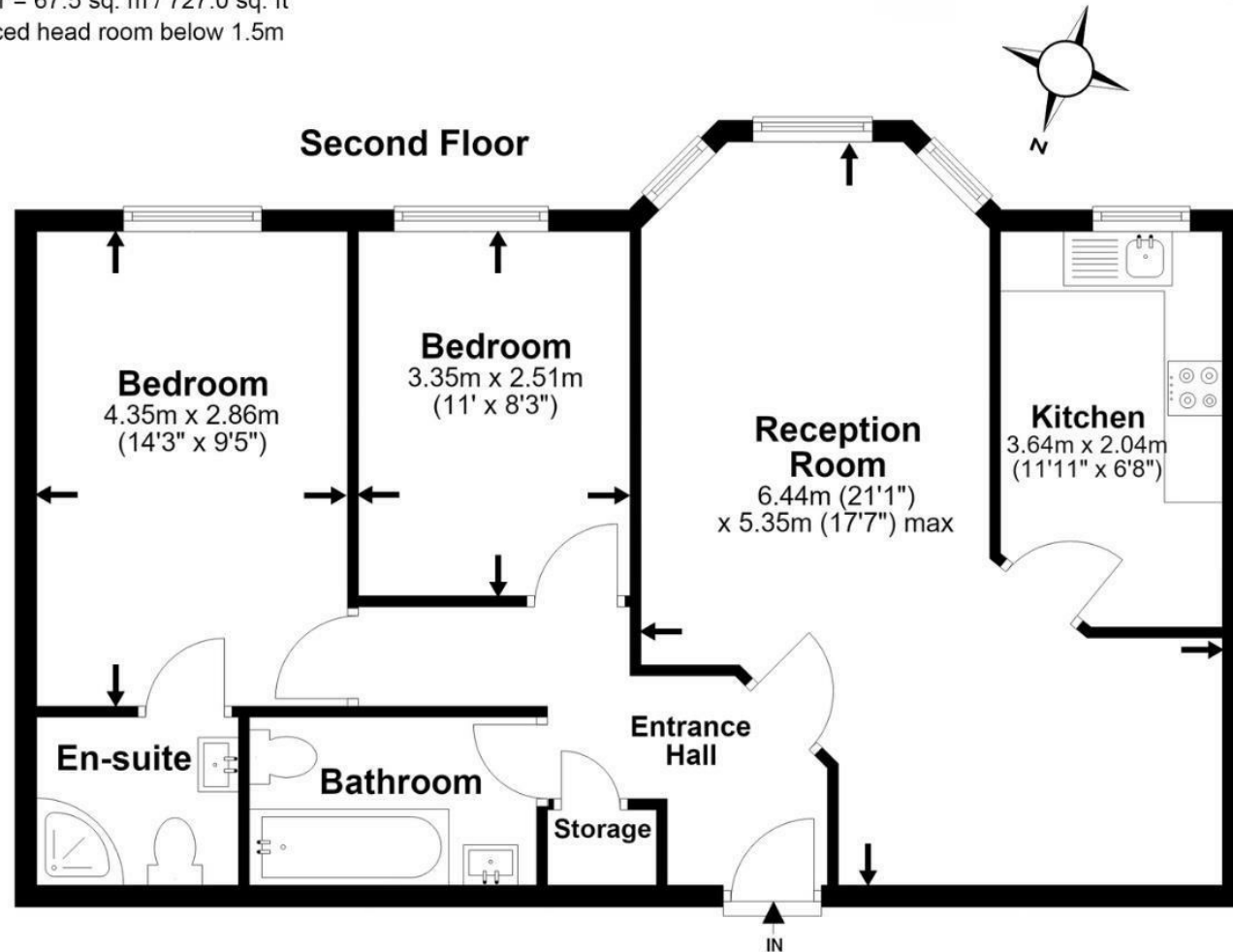
**Enversham Court, SE23**

Total\* = 67.5 sq. m / 727.0 sq. ft

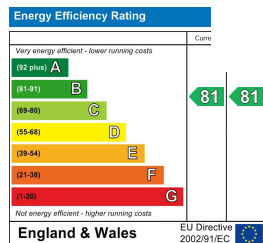
Second Floor = 67.5 sq. m / 727.0 sq. ft

□ = 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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