



## Ackroyd Road, SE23

£525,000

This beautifully presented and newly developed two-bedroom apartment offers stylish and contemporary living across two floors, finished to a high specification throughout and is offered chain free.

Ackroyd Road is an attractive residential street lies just a short walk from both Honor Oak Park and Crofton Park stations, offering excellent Overground and National Rail connections. Nearby you'll find a vibrant high street with an array of independent shops, cafés and amenities, excellent schools and green open spaces such as Blythe Hill Fields, One Tree Hill and Horniman Gardens.

### Features

- Newly Developed
- Two Bedroom Duplex
- Open Plan Kitchen/Living
- Balcony
- Desirable Location
- Chain Free

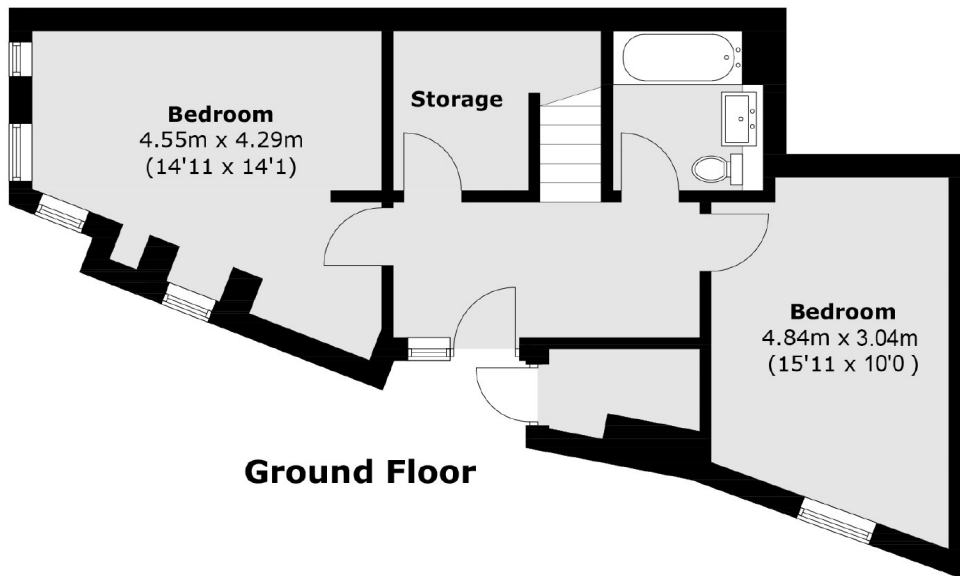
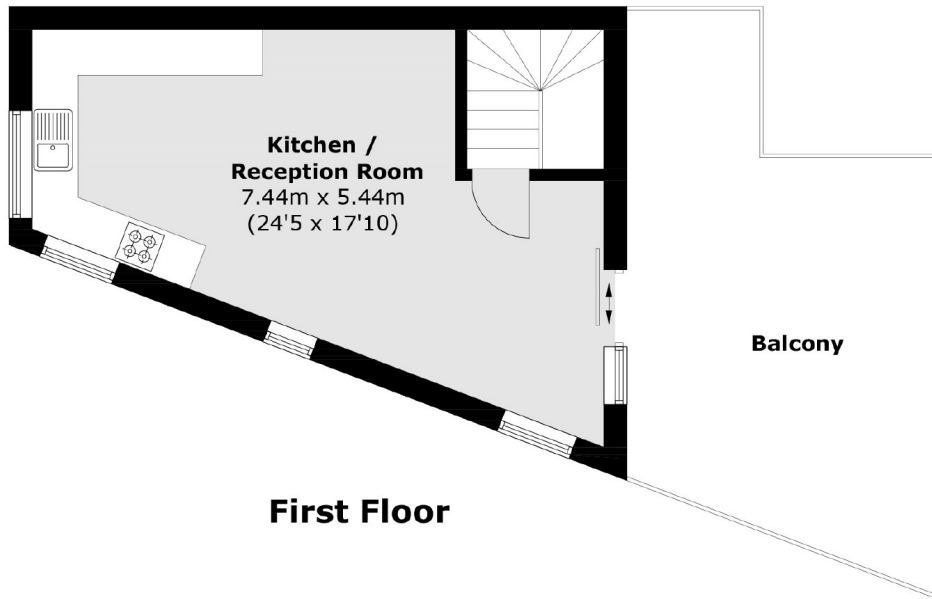


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Upon entering at ground level, you are greeted by a bright hallway leading to two generously sized double bedrooms, both featuring distinctive window designs that flood the rooms with natural light. The principal bedroom enjoys a dual aspect, while the second bedroom offers excellent proportions, ideal for guests, a home office, or a nursery. A contemporary family bathroom and convenient storage cupboard complete this level. Upstairs, the impressive open plan kitchen and reception room spans the full width of the property. The modern fitted kitchen provides ample worktop and storage space, while the reception area flows seamlessly onto a large private balcony - perfect for al-fresco dining and enjoying elevated views.



Ackroyd Road,  
London, SE23



Total area (approx.): 76.9 sq. m (827.7 sq. ft)  
External Storage: 2.1 sq. m (22.6 sq. ft)  
Balcony: 23.3 sq. m (250.7 sq. ft)