

FOR SALE



Katherine Court, Honor Oak, SE23

OFFERS IN EXCESS OF £175,000 Leasehold

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Property Description

A stunning chain free studio flat set within the popular Katherine Court on Honor Oak Road, SE23. This well-presented home features a welcoming entrance hall with space for coats and shoes, a bright and generously sized studio room with a contemporary open-plan kitchen, and a modern three-piece bathroom.

The studio benefits from a designated parking space and peaceful rear-facing aspect, overlooking the communal garden area, providing a quiet outlook away from the main road. Ideally located just a short walk from Forest Hill Station, the property offers excellent transport links into central London. A Sainsbury's supermarket is right on your doorstep, with an excellent selection of independent shops, cafés, restaurants, and pubs all nearby. The highly regarded Horniman Museum and Gardens is also close by, offering beautiful green space and cultural attractions right on your doorstep.



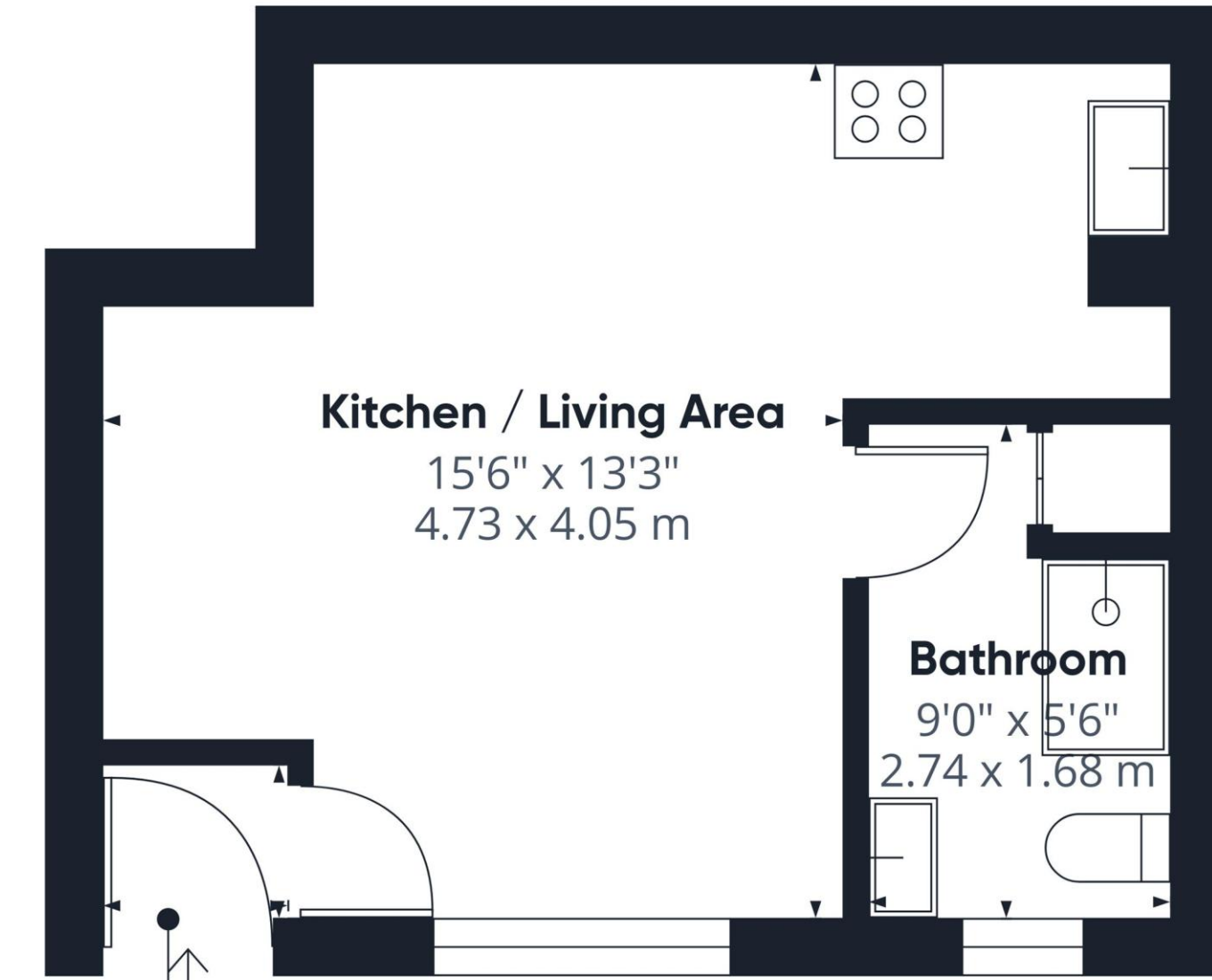
Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	57	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Kitchen / Living Area

15'6" x 13'3"
4.73 x 4.05 m

Bathroom

9'0" x 5'6"
2.74 x 1.68 m

Entry

2'11" x 3'7"
0.89 x 1.10 m



Approximate total area⁽¹⁾

274 ft²
25.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 939 years remaining

Service Charge – £1100

Council Tax Band – B

Local Authority – Lewisham Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast



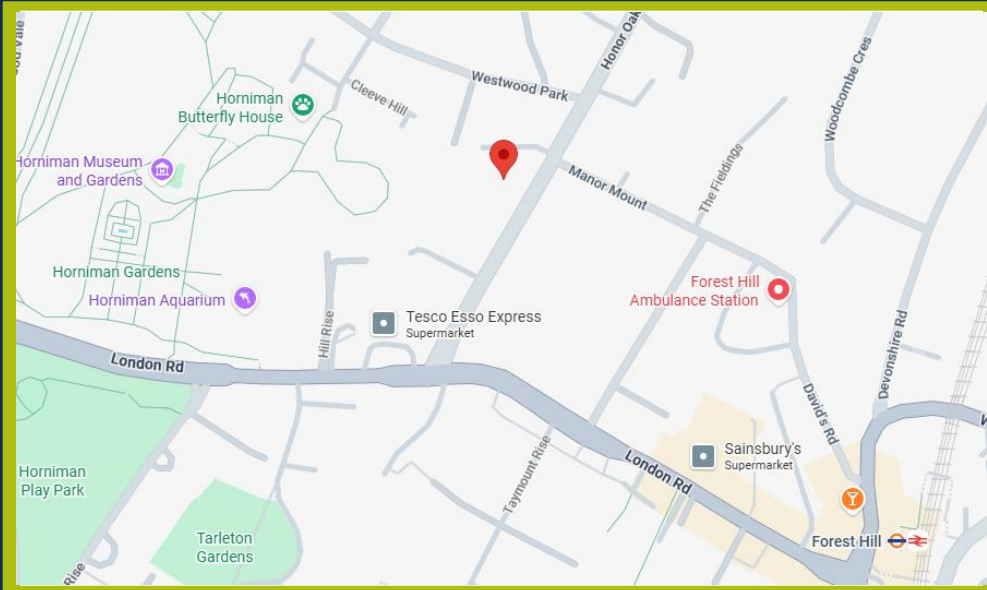
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Very Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

