



Gabriel Street, SE23 | £450,000

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# In General

- Double bedroom
- Maisonette
- Sleek four piece bathroom
- Bright and spacious reception room
- Charming period features
- Loft room
- Just moments from Honor Oak Park station
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

A charming one bedroom maisonette with a loft room for sale on the sought after Gabriel Street, ideally positioned within easy reach of Honor Oak Park station.

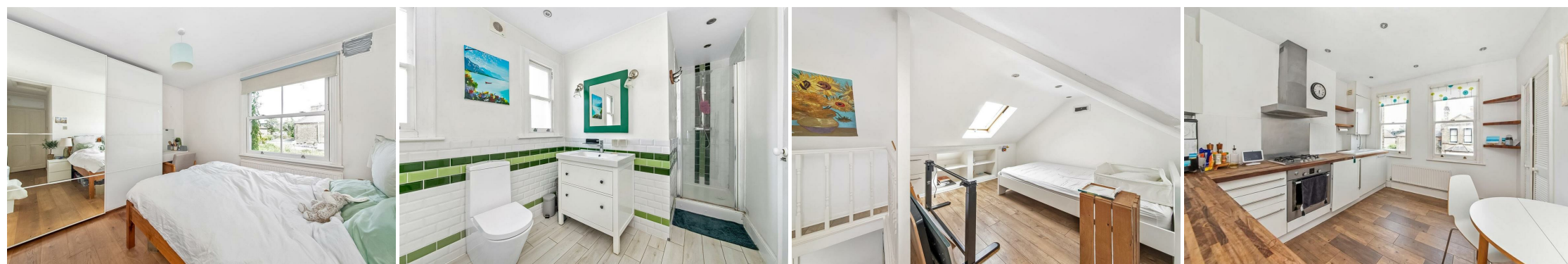
Arranged over two floors and extending to 927 sq ft of internal living space, this charming home offers well-balanced accommodation throughout. The property comprises a generous double bedroom, a versatile loft room measuring approximately 17 ft, a stylish four-piece bathroom suite, a separate fitted kitchen with ample space for dining, and a bright, spacious reception room enhanced by an elegant bay window.

The property further benefits from a wealth of characterful period features, an exceptionally long lease, gas central heating, and an abundance of natural light throughout, creating a warm and inviting atmosphere and so much more.

Located approximately 0.2 miles from Honor Oak Park station and 0.6 miles to Crofton Park station, this property is well placed for excellent transport links into London Bridge, Victoria, Blackfriars, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. The property is also well located for access to various local amenities including a variety of parks, restaurants, coffee shops, cafes and gastro pubs.

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

EPC: D | Council Tax Band: B | Lease: 900 years remaining | SC: £0 | GR: £0 | BI: TBC



# Floorplan

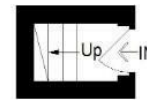
**Gabriel Street, SE23**

Approximate Gross Internal Area  
86.1 sq m / 927 sq ft

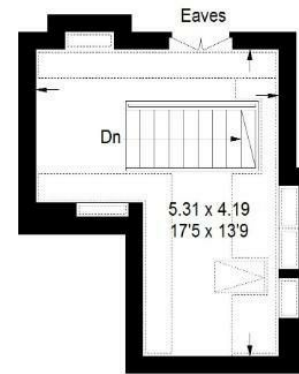


**First Floor**

= Reduced headroom below 1.5 m / 5'0



**Ground Floor**



**Second Floor**

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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	74
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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