



Carholme Road, SE23 | Guide Price £550,000

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# In General

- Entire freehold
- Two bedrooms
- Off-street parking
- Large west facing garden
- Garden studio/office
- Charming period features
- Fully renovated to a high standard
- An abundance of natural light throughout
- Close to local amenities
- Excellent transport links

# In Detail

Guide Price £550,000 - £575,000. A beautifully presented two-bedroom ground floor garden flat on the highly sought-after Carholme Road, offered with the entire freehold and benefiting from a stunning private west-facing landscaped garden complete with a brand-new Japanese-inspired garden studio.

Recently renovated to an exceptional standard, this stylish home has been thoughtfully redesigned by architects to maximise natural light, enhance storage and create seamless indoor-outdoor living. The accommodation comprises a bright and spacious reception room with an elegant bay window, two well-proportioned bedrooms, a sleek contemporary bathroom suite, and a beautifully fitted kitchen opening through bifold doors onto a generous patio and the private landscaped rear garden.

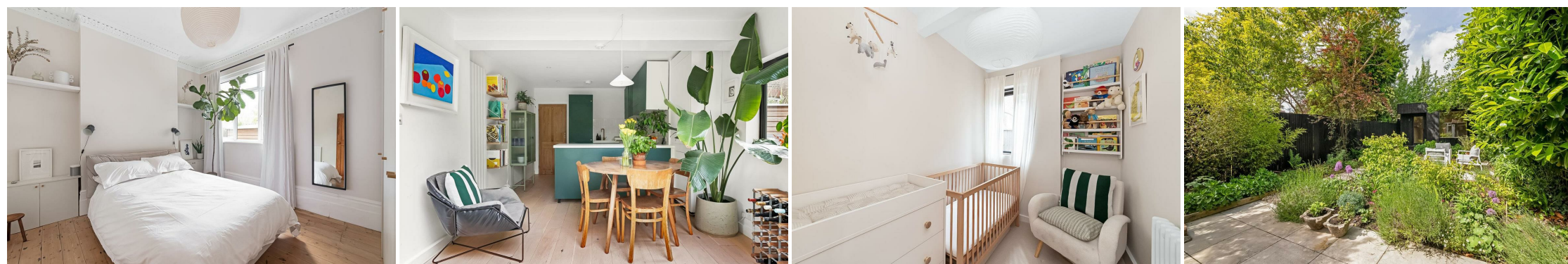
Designed for both relaxation and functionality, the garden benefits from full Wi-Fi coverage, an outdoor power supply and integrated patio lighting. To the rear sits a striking Japanese-inspired garden studio with built-in Wi-Fi, connected heating and a ventilation system, making it ideal for use as a home office, creative studio or gym. An additional outdoor shed provides further practical workspace or storage.

Further benefits include ownership of the entire freehold, charming period features, large sash windows allowing an abundance of natural light throughout, stripped wooden flooring, off-street parking and so much more.

Ideally located close to Forest Hill, Honor Oak Park, Catford and Catford Bridge stations, the property offers excellent transport links into central London, including London Bridge, Waterloo, Victoria and Charing Cross. A wide range of local amenities are also nearby, including independent cafés, coffee shops, restaurants, gastropubs and the ever-popular Blythe Hill Fields.

Contact the Pedder Forest Hill team today to arrange a viewing.

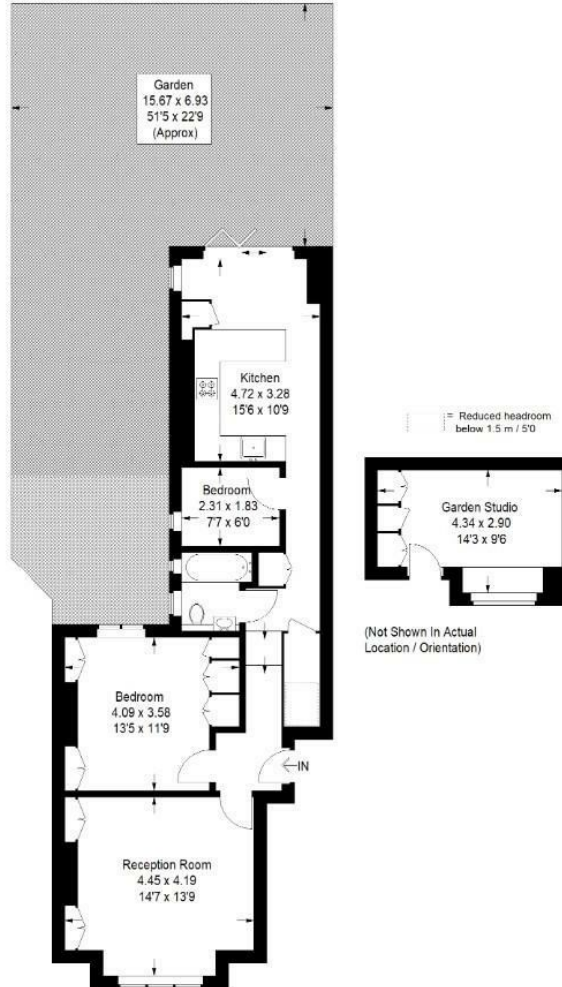
EPC: D | Council Tax Band: C



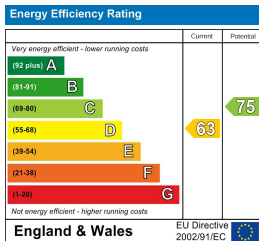
# Floorplan

Carholme Road , SE23

Approximate Gross Internal Area  
 68.1 sq m / 733 sq ft  
 Garden Studio = 11.6 sq m / 125 sq ft  
 Total = 79.7 sq m / 858 sq ft



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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
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