



Devonshire Road, SE23 | Guide Price £375,000

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# In General

- Chain-free
- Share of freehold
- Private section of the garden
- Off-street parking
- Charming period features
- Built in storage
- An abundance of natural light
- Close to local amenities
- Excellent transport links
- Two double bedrooms

# In Detail

GUIDE PRICE £375,000 - £400,000. A charming two-double-bedroom ground period conversion for sale just moments from Forest Hill station. Offered chain free and with a share of the freehold.

This bright and spacious home comprises two well-proportioned bedrooms, both benefitting from fitted wardrobes, a stylish modern bathroom suite, a separate fitted kitchen, and an impressive reception room flooded with natural light through large sash windows. The property effortlessly combines character and comfort, creating a warm and inviting living space throughout.

Further benefits include a private section of the rear garden, off-street parking, excellent built-in storage, and an abundance of natural light, enhancing the sense of space throughout the home.

Conveniently located just 0.1 miles from Forest Hill station, the property enjoys excellent transport links to London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other key destinations. A vibrant array of local amenities is also close by, including independent restaurants, coffee shops, gastropubs, cafés, and the much-loved Horniman Museum and Gardens.

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

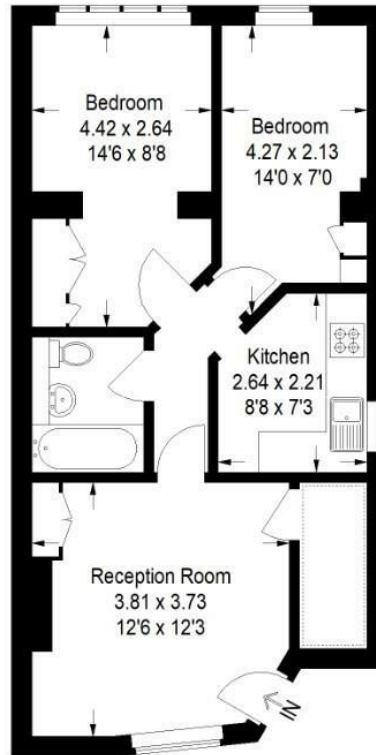
EPC: D | Council Tax Band: C | Share of Freehold: Underlying lease of 86 years | SC: £1,200 pa | GR: N/A | BI: Incl. in SC



# Floorplan

Devonshire Road, SE23

Approximate Gross Internal Area  
50.0 sq m / 538 sq ft



## Ground Floor

= Reduced headroom below 1.5 m / 5'0

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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		63	
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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