Perry Vale, SE23 | Guide Price £475,000

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Controlled
ZONE

In General

- Two double bedrooms
- Fifth floor
- Long lease
- Private balcony
- Off street parking
- En-suite
- Ample storage throughout
- Close to local amenities
- Excellent transport links

In Detail

A stunning two-bedroom flat for sale set within the highly sought-after City Walk development, complete with an impressive private terrace.

Positioned on the fifth floor, this beautifully presented top floor penthouse offers two generous double bedrooms, including a spacious principal suite with a sleek en-suite bathroom. A stylish family bathroom complements the layout, while the heart of the home is the bright and expansive open-plan reception and kitchen area—perfect for both relaxing and entertaining—which flows seamlessly onto an exceptional 47ft private balcony boasting amazing views.

Further benefits include off street parking with an allocated undercover space, fitted wardrobes in both bedrooms providing excellent storage throughout, a long lease, an abundance of natural light, one owner since new, and so much more.

Ideally located within easy reach of Forest Hill station, this apartment benefits from excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other key destinations. The property is also surrounded by a wide range of local amenities, including restaurants, coffee shops, cafes, and the ever-popular Horniman Park and Museum.

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

EPC: C | Council Tax Band: D | Lease: 980 years remaining | SC: £3,005 pa | GR: £350 pa | BI: Incl. in SC

Floorplan

City Walk Apartments, SE23
Total* = 61.7 sq. m / 664.2 sq. ft
Fifth Floor = 61.7 sq. m / 664.2 sq. ft
= Reduced head room below 1.5m

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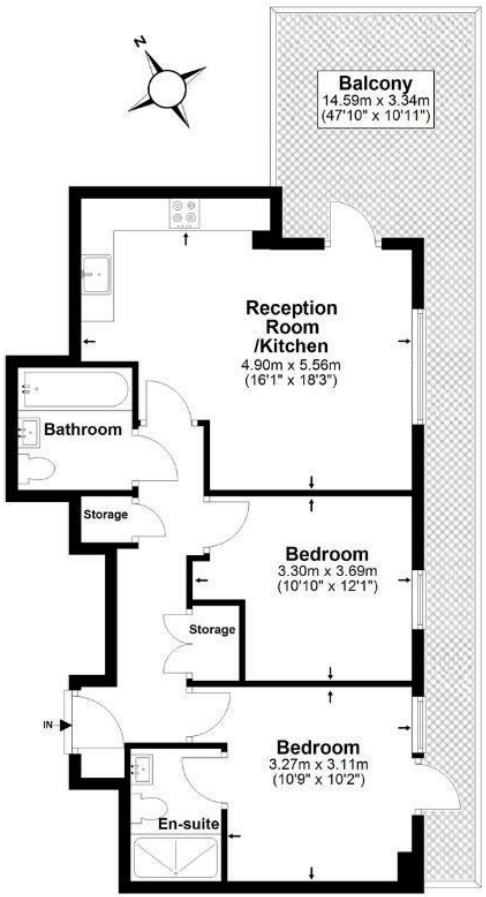
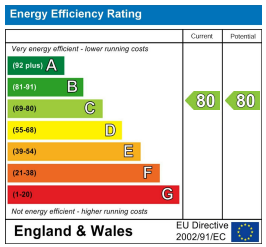
Fifth Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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