



Wood Vale, SE23 | £450,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Chain free
- Share of freehold
- Two bedrooms
- Private entrance
- Excellent transport links
- Close to local amenities
- Large private rear garden
- Off-street parking

In Detail

A wonderful two-bedroom Victorian conversion for sale with a large private rear garden on the highly popular Wood Vale. Offered chain-free and with a share of the freehold.

Set on the borders of East Dulwich and Forest Hill, this excellent property comprises two bedrooms, a separate kitchen, a modern bathroom suite, and a spacious reception room that leads directly onto a large private rear garden. Further benefits include off-street parking, a private entrance, an abundance of natural light, ample storage, and so much more.

The property is situated approximately 0.6 miles to Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

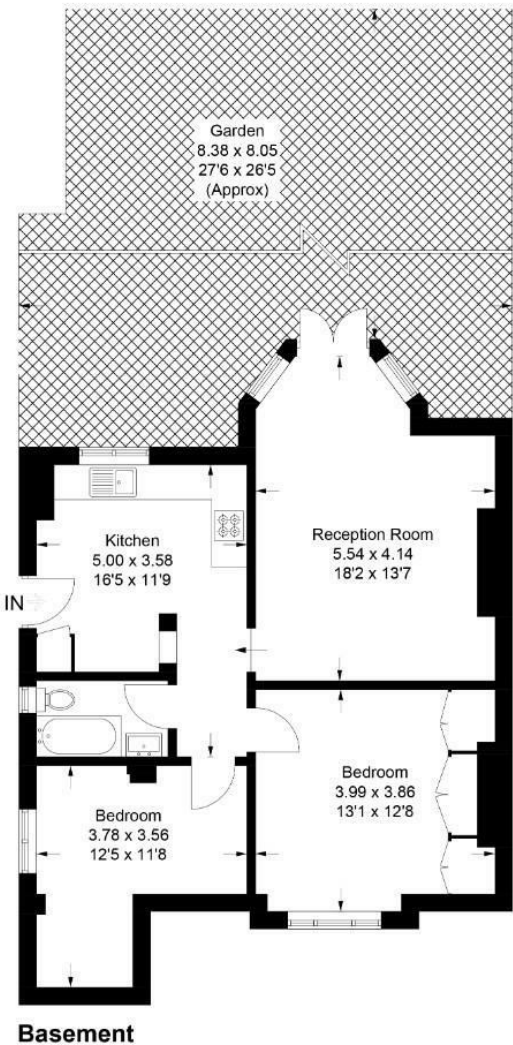
EPC: C | Council Tax Band: B | Share of freehold with underlying lease of 990 years | SC: £1,200 pa | GR: £0 | BI: Incl. in SC



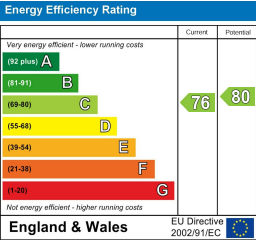
Floorplan

Wood Vale, SE23

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft



Copyright www.pedderproperty.com © 2026
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.