

Lessing Street, SE23 | Guide Price £425,000

02087029444

foresthill@pedderproperty.com

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In General

- Chain free
- Share of freehold
- Built in wardrobes
- Private landscaped garden
- Convenient utility room
- Attractive period features
- An abundance of natural light
- Excellent storage throughout
- 0.1 miles from Honor Oak Park station
- Close to local amenities

In Detail

Guide price £425,000 - £450,000 A beautifully presented ground floor Victorian conversion for sale on the sought-after Lessing Street, just moments from Honor Oak Park station. Boasting a private rear garden, the property is offered to the market chain free and with a share of the freehold.

Situated on the ground floor, this charming home comprises a bright and spacious front reception room, enhanced by an elegant bay window and feature fireplace, a generous double bedroom with built-in wardrobes and French doors opening directly onto the garden, a separate fitted kitchen, a contemporary bathroom suite, and a practical utility room.

To the rear, the landscaped private garden provides a peaceful outdoor retreat, complete with a useful storage shed. Further benefits include attractive period features, an abundance of natural light, excellent storage throughout, and a wonderful blend of character and modern convenience.

Ideally located approximately 0.1 miles from Honor Oak Park station, the property offers excellent Overground and National Rail connections to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and numerous other destinations across London. It is also within easy reach of a wide range of local amenities, including highly regarded schools, parks, restaurants, supermarkets, independent coffee shops, cafés, and gastropubs.

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

EPC: D | Council Tax Band: B | Share of Freehold: Underlying lease of 999 years | SC: £0 | GR: £0 | BI: £400 pa



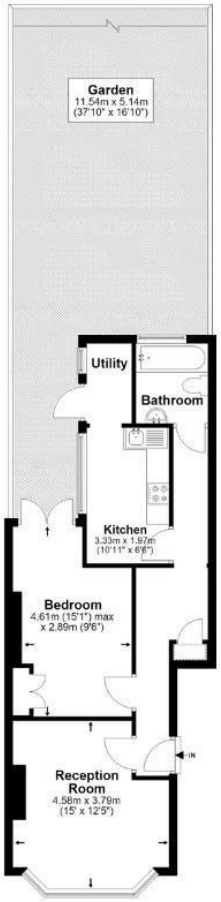



Floorplan

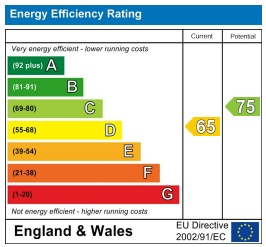
Lessing Street, SE23
Total* = 47.1 sq. m / 506.7 sq. ft
Ground Floor = 47.1 sq. m / 506.7 sq. ft
[ ] = Reduced head room below 1.5m

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Ground 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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