



Waldram Park Road, SE23 | Guide Price £350,000

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# In General

- Chain free
- Second floor
- Private balcony
- Well maintained communal garden
- Open plan kitchen/reception room
- Modern bathroom suite
- Shared off-street parking
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

Guide Price £350,000 - £365,000. A stylish one-bedroom flat in the centre of Forest Hill with a stunning open plan kitchen/ reception room and a south facing private balcony, shared off-street parking and a long lease.

Occupying the second floor of this modern development and finished to a very high standard, the inside of the flat prevails with a sense of calm and space. The large proportioned double bedroom provides comfort and flexibility, while the generous open plan living area is framed by large windows that flood the space with natural light.

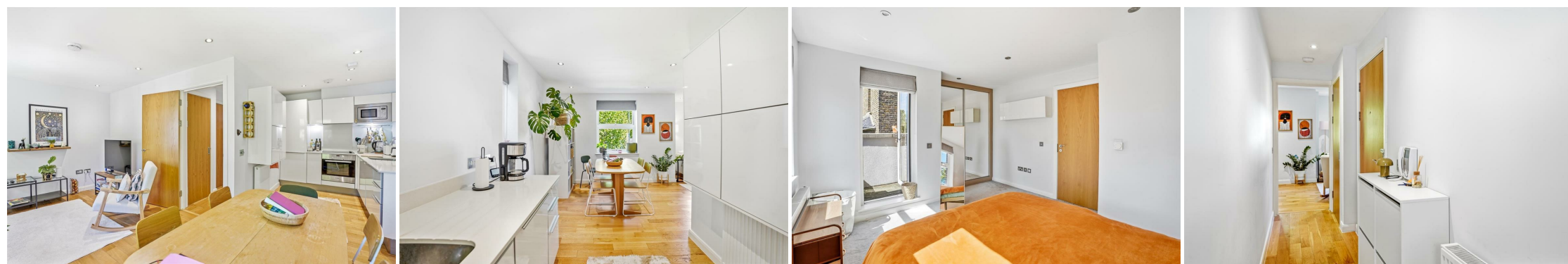
A modern equipped kitchen with integrated appliances is perfect for the novice and experienced chef. Step onto the private south-facing balcony and take in the views over the gardens well-kept communal garden.

The property further benefits from shared off-street parking, generous storage throughout, an abundance of natural light, and much more.

Ideally located just a short distance away from Forest Hill station, the property offers excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations. It is also just a short walk from a range of local amenities, including a variety of restaurants, coffee shops, cafés, gastropubs, and the ever-popular Horniman Museum and Gardens.

Contact the Pedder Forest Hill sales team today to arrange a viewing!

EPC: C | Council Tax Band: B | Lease: 113 years remaining | SC: £2,563 pa | GR: £275 pa | BI: Incl. in SC



# Floorplan

Waldram Park Road, SE23  
 Total\* = 52.0 sq. m / 559.0 sq. ft  
 Second Floor = 52.0 sq. m / 559.0 sq. ft  
 [ ] = Reduced head room below 1.5m



## Second 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.

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| 102 plus) A                                 |                         |         |           |
| 81-101) B                                   |                         |         |           |
| 69-80) C                                    |                         | 80      | 80        |
| 55-68) D                                    |                         |         |           |
| 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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