



Kemble Road, SE23 | Offers In Excess Of £450,000

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In General

- Chain free
- Period conversion
- Private rear garden
- Bright and spacious reception room
- Abundance of natural light
- Loft access
- Close to local amenities
- Excellent transport links
- Two double bedrooms
- Popular street

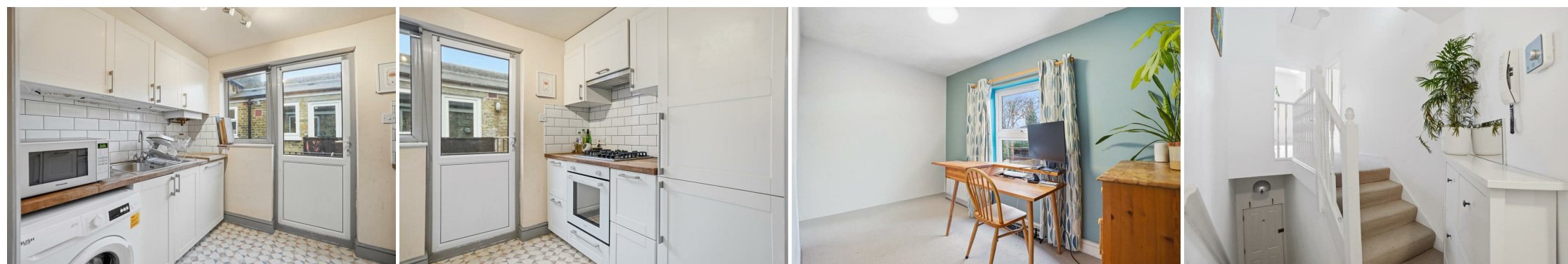
In Detail

A beautifully presented two bedroom period conversion set on the popular Kemble Road in the heart of Forest Hill.

This charming home offers well balanced and thoughtfully arranged living and comprises two double bedrooms, a modern bathroom suite, and a separate fitted kitchen. To the front, the bright and spacious reception room stretches to over 16ft and is flooded with natural light from its attractive bay window, an ideal space for both relaxing and entertaining. Further benefits include a 38ft private rear garden, ample storage throughout, an abundance of natural light and so much more.

Ideally located approximately 0.6 miles from Forest Hill station, the property provides excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and beyond. A fantastic selection of independent cafés, restaurants, gastro pubs, green spaces, and highly regarded local schools are all within easy reach, making this an ideal home for both professionals and families alike.

EPC: C | Council Tax Band: C | Lease: 162 years remaining | SC: £2,052 pa | GR: Nil | BI: Incl. in SC




Floorplan

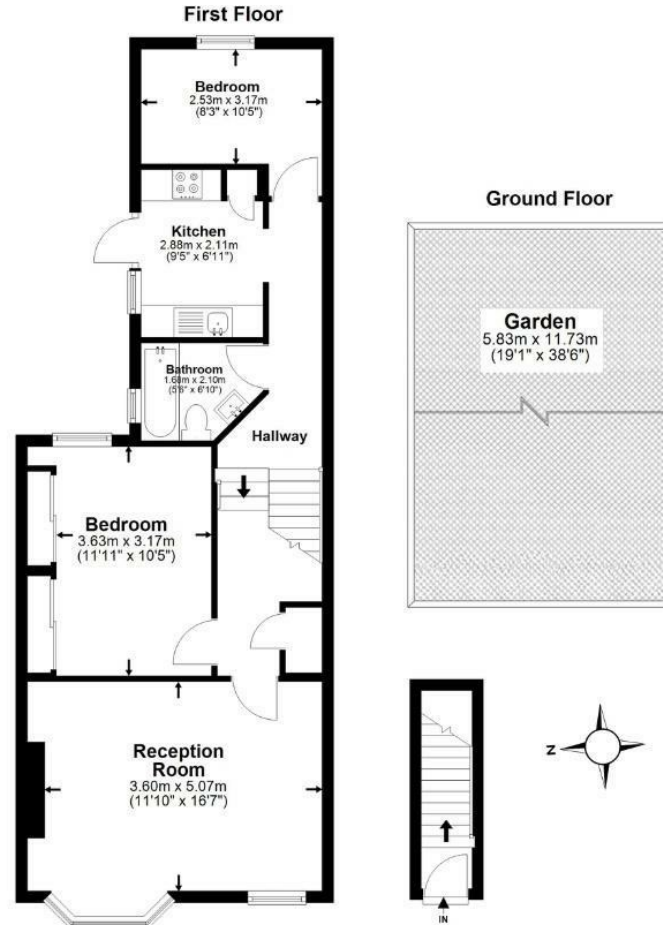
Kemble Road, SE24

Total* = 62.6 sq m / 673.9 sq ft

First Floor = 59.4 sq m / 638.9 sq ft

Ground Floor = 3.2 sq m / 34.9 sq ft

 = Reduced head room below 1.5m



*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			
(61-91) B			
(49-60) C		80	81
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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