



Devonshire Road, SE23 | £700,000

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In General

- Chain free
- Modern terraced house
- Set over three floors
- Private west-facing garden with decked terrace
- An abundance of natural light
- 21ft reception room
- Close to local amenities
- Excellent transport links
- Modern bathroom
- Balcony

In Detail

A stunning and exceptionally light two double bedroom modern house for sale, tucked away within secluded gardens to the rear of a listed Edwardian Post Office building, just 0.1 miles from Forest Hill station.

Beautifully arranged over three floors, this unique home offers a superb balance of stylish contemporary living and private outdoor space. The lower ground floor comprises two generous double bedrooms, both benefiting from direct access to private outdoor areas, alongside a sleek and modern shower room.

The ground floor is centred around an impressive open-plan kitchen and dining room, thoughtfully designed for both everyday living and entertaining. Large doors open directly onto a secluded west-facing garden, creating a wonderful extension of the living space and an ideal setting for afternoon and evening sun.

Occupying the entire first floor, the exceptional reception room provides a bright and airy retreat, enhanced by large windows and direct access to a private balcony. Additional benefits include underfloor heating, excellent natural light throughout, ample storage, and much more.

Perfectly positioned just 0.1 miles from Forest Hill station, the property offers excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel and Highbury & Islington, as well as many other popular London destinations.

Forest Hill remains one of South East London's most sought-after neighbourhoods, renowned for its vibrant selection of independent cafés, acclaimed restaurants, gastropubs and green open spaces, including the incredible Horniman Museum and Gardens.

Early viewing is highly recommended. Please contact the Pedder Forest Hill sales team to arrange a private viewing.

NB: Photos shown on the video are from pre tenancy.

EPC: C | Council Tax Band: D



Floorplan

The Old Post Office, SE23

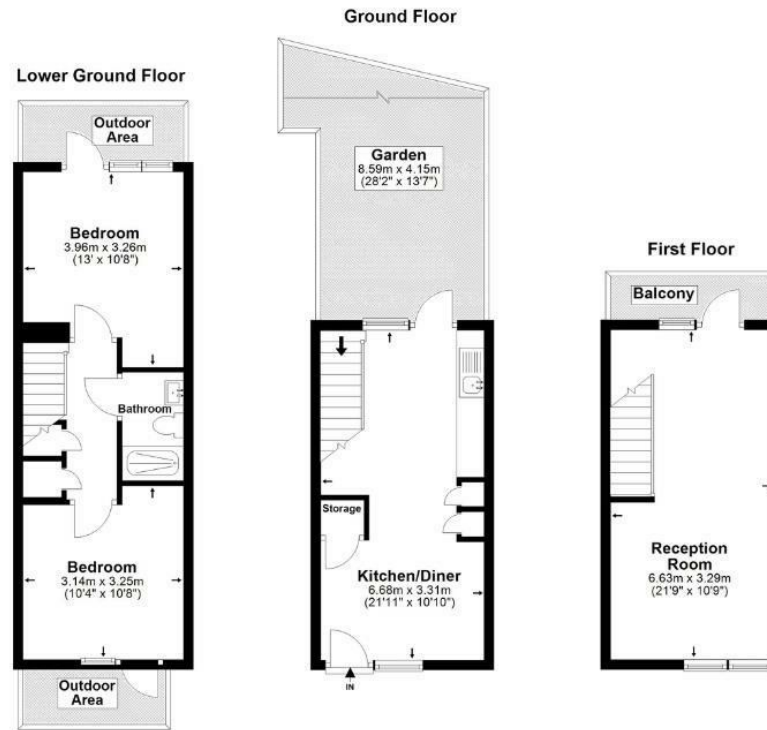
Total* = 75.4 sq. m / 811.3 sq. ft

First Floor = 21.8 sq. m / 234.6 sq. ft

Ground Floor = 22.1 sq. m / 238.2 sq. ft

Lower Ground Floor = 31.5 sq. m / 338.6 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	92
(61-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
80	
England & Wales	EU Directive 2002/91/EC

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