



Shipman Road, SE23 | £600,000

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# In General

- Three double bedrooms
- Period maisonette
- Two Bathrooms
- Wonderful private rear garden
- Bay windows
- Feature fireplace
- Ample storage throughout
- Close to local amenities
- Excellent transport links
- Long lease

# In Detail

A lovely three-double-bedroom, two-bathroom period maisonette boasting a spacious and beautiful private garden, situated on the highly desirable Shipman Road in Forest Hill.

This charming home offers well-balanced and thoughtfully arranged accommodation throughout, comprising three generously sized bedrooms — including a principal bedroom with en-suite — a stylish family bathroom, and a bright and inviting reception room featuring an elegant bay window. The spacious kitchen/diner is perfect for both everyday living and entertaining, with direct access to the impressive private garden.

Further benefits include gas central heating, a long lease, a feature fireplace, excellent built-in storage, and an abundance of natural light that floods the property, creating a warm and welcoming atmosphere.

Located just 0.6 miles from Forest Hill station, the property enjoys excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other destinations. It is also within easy walking distance of a wide variety of restaurants, cafés, gastropubs, parks, and well-regarded independent and state schools.

Call the Pedder Forest Hill sales team today to arrange a viewing.

EPC: C | Council Tax Band: C | Lease: 169 years remaining | SC: £0 | GR: Peppercorn | BI: TBC




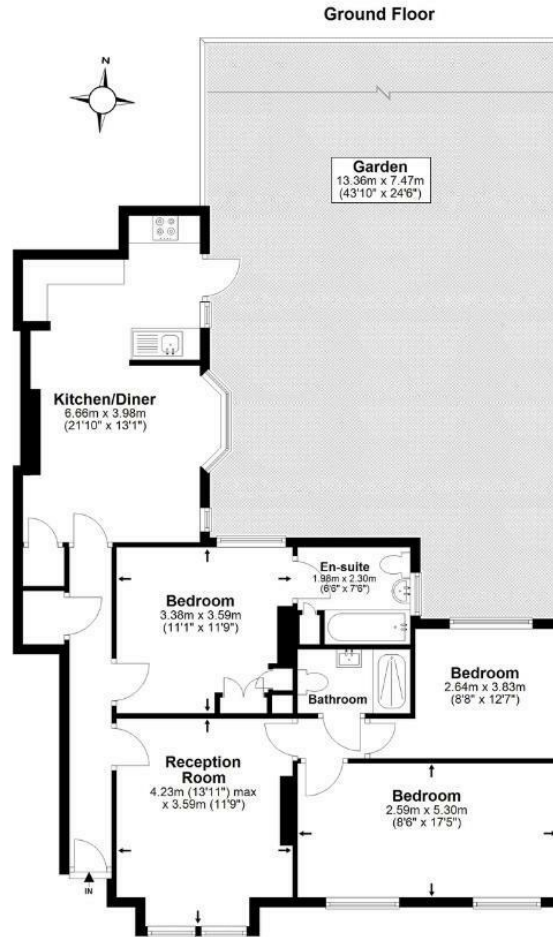
# Floorplan

Shipman Road, SE23

Total\* = 91.0 sq. m / 979.9 sq. ft

Ground Floor = 91.0 sq. m / 979.9 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                                 |  |         |           |
| 81-101) B                                   |  |         |           |
| 69-80) C                                    |  |         |           |
| 55-68) D                                    |  |         |           |
| 39-54) E                                    |  |         |           |
| 21-38) F                                    |  |         |           |
| 1-20) G                                     |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 70      | 76        |
| EU Directive 2002/91/EC                     |  |         |           |

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