



London Road, SE23 | Offers In Excess Of £325,000

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# In General

- Share of Freehold
- Off-street parking / Garage
- Communal front garden and terrace
- Bright and spacious reception room
- Moments from Forest Hill station
- Bay windows
- Excellent storage throughout
- An abundance of natural light
- Close to local amenities
- Great transport links

# In Detail

A charming one-bedroom apartment for sale in the heart of Forest Hill, ideally located just moments from Forest Hill Station and offered with a share of the freehold.

Set on the second floor, this delightful property features a generous double bedroom with fitted wardrobes, a bright and spacious reception room with leafy green views, a separate fully fitted kitchen, and a sleek, modern bathroom suite.

Recently redecorated throughout, the apartment further benefits from a communal front garden and terrace, off-street parking/garage, excellent storage, an abundance of natural light, and much more.

The property is situated approximately 0.2 miles from Forest Hill Station, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations across London. It is also ideally located for access to a wide range of local amenities, including parks, restaurants, supermarkets, coffee shops, cafés, and gastropubs.

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

EPC: C | Council Tax Band: B | Share of Freehold: Underlying lease 975 years | SC: £1,680 pa | GR: £10 pa | BI: Incl. in SC




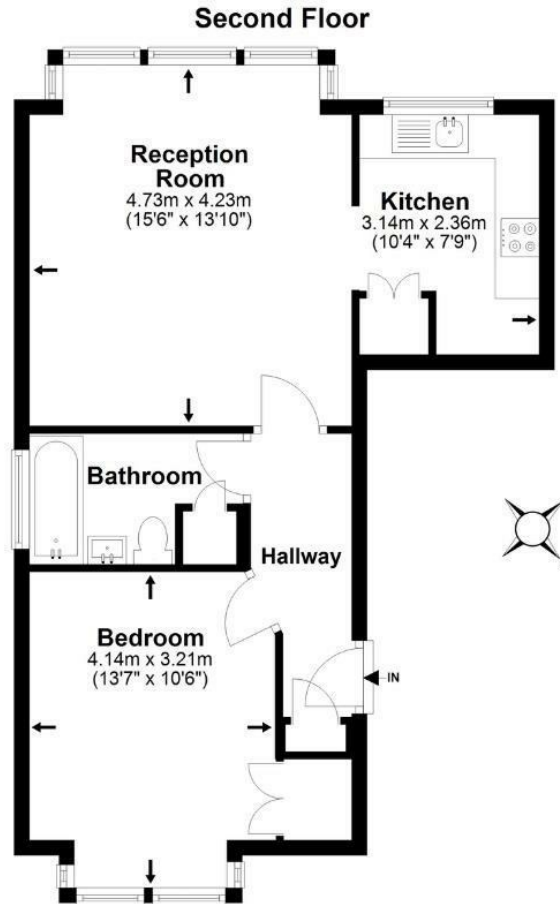
# Floorplan

**Upland Court, SE23**

Total\* = 51.3 sq. m / 552.6 sq. ft

Second Floor = 51.3 sq. m / 552.6 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			
81-101) B			
69-80) C			
55-68) D		72	77
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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