



Forest Hill Road, SE22 | Offers In Excess Of £625,000

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# In General

- Three bedrooms
- Split-level, period conversion
- Private 120 ft garden
- Over 900 Sq Ft
- Good condition throughout
- Potential to further extend STPP
- CHAIN FREE

# In Detail

CHAIN FREE - Charming, spacious and beautifully bright split-level period conversion with a truly stunning private garden ideally located between Peckham Rye and Honor Oak.

Boasting over 900 Sq Ft of internal space which has been lovingly maintained by the current owner. There is a 16x12 ft separate reception, two comfortable double bedrooms and an additional single or study room as well as a family bathroom. There is a gorgeous kitchen/diner at the rear of the property that leads onto a private south-west facing balcony and the steps down onto the show-stopping garden!

Over 120-ft long with mature shrubs, a decked seating area under a natural pergola along with a garden shed/summer house at the back as well as a vegetable patch. A must-see.

Forest Hill Road, SE22 is enviably-located for the independent shops, bars, restaurants and coffee shops of further down the hill, Lordship Lane and North Cross Road as well as the excellent parks and green spaces nearby. There are strong transport links into The City and West End from Honor Oak Park station (0.8 miles) and Peckham Rye station (1.4 miles) as well as a host of bus/cycle routes through the neighbouring Forest Hill, Dulwich Village and Camberwell.

EPC: D | Council tax band: C | Lease: 95 years remaining | GR: £10 pa | SC: approx. £1,250 pa | BI: incl. in SC



# Floorplan

Forest Hill Road, SE22

Total\* = 83.9 sq m / 902.8 sq ft  
 Ground Floor = 12.5 sq m / 135.0 sq ft  
 First Floor = 54.6 sq m / 587.0 sq ft  
 Second Floor = 16.8 sq m / 180.8 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) <b>A</b>                          |                         |           |
| 81-101) <b>B</b>                            |                         |           |
| 69-80) <b>C</b>                             |                         |           |
| 55-68) <b>D</b>                             | 68                      | 77        |
| 39-54) <b>E</b>                             |                         |           |
| 21-38) <b>F</b>                             |                         |           |
| 1-20) <b>G</b>                              |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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