



Devonshire Road, SE23 | Guide Price £450,000

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# In General

- Share of freehold
- Two double bedrooms
- Attractive period features
- Sole access to the loft
- Front section of the front garden
- Fitted wardrobes and shutters
- An abundance of natural light
- Excellent storage throughout
- Close to local amenities
- Great transport links

# In Detail

Guide Price £450,000 - £475,000. A beautifully presented two double bedroom top-floor period conversion on the ever-popular Devonshire Road, offered to the market with a share of the freehold.

Elegantly styled throughout, this charming home seamlessly combines character features with contemporary living. The property comprises two generous double bedrooms, one of which benefits from bespoke fitted wardrobes and an attractive feature fireplace. The impressive reception room is bathed in natural light via large double glazed windows and further enhanced by stylish bi-fold shutters and a striking fireplace, creating a sophisticated yet welcoming entertaining space.

The contemporary open-plan kitchen/dining room has been thoughtfully designed for modern living and entertaining, complemented by a sleek and beautifully finished bathroom suite.

Further benefits include sole access to the loft, a substantial hallway storage cupboard, fitted shutters throughout, beautiful period detailing, and ownership of the front section of the front garden as outlined within the lease. The property also enjoys exceptionally bright interiors throughout thanks to its elevated position and expansive windows.

Perfectly positioned just 0.2 miles from Forest Hill station, the property offers superb transport connections into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel and Highbury & Islington, among many other sought-after destinations.

Forest Hill itself continues to be one of South East London's most desirable neighbourhoods, celebrated for its vibrant mix of independent cafés, acclaimed restaurants, gastropubs and green open spaces, including the renowned Horniman Museum and Gardens.

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

EPC: D | Council Tax Band: B | Share of freehold: Underlying lease of 993 years | SC: Ad hoc | GR: £0 | BI: £700 pa




# Floorplan

Devonshire Road, SE23

Total\* = 68.5 sq. m / 737.5 sq. ft

Upper Second Floor = 65.9 sq. m / 709.5 sq. ft

Second Floor = 2.6 sq. m / 28.0 sq. ft


 = Reduced head room below 1.5m



## Upper Second Floor



\*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		68	
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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