



Vestris Road SE23
£625,000

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In general

- Period home
- Popular street
- West-facing garden
- Double glazing
- Close to transport links
- Kitchen/dining room
- Two bedrooms
- Front garden

In detail

A very well presented Victorian house for sale on the wonderful Vestris Road with a large private garden.

This lovely home comprises a spacious front reception room, open plan kitchen/dining room, two double bedrooms, bathroom suite and a large west facing garden. The property can be extended subject to planning and benefits further from an abundance of light, a cleared garden ready for landscaping and planting, a new roof, high quality double glazing, plenty of storage and so much more.

The property is situated approximately just 0.5 miles to Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

EPC : D | Council tax: Band D



Floorplan

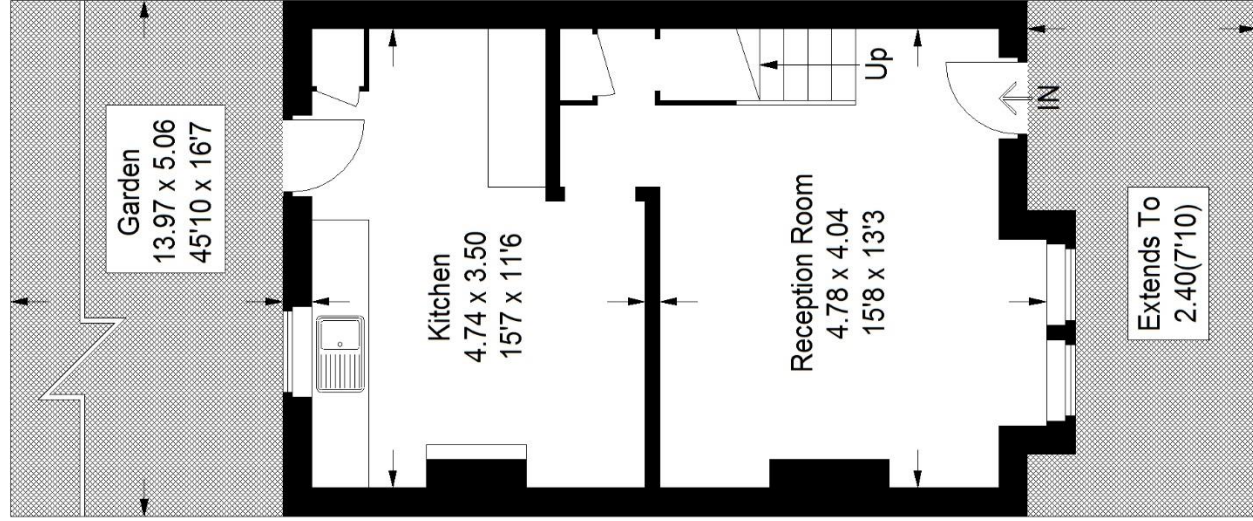
Vestris Road, SE23

Approximate Gross Internal Area

Ground Floor = 35.9 sq m / 386 sq ft

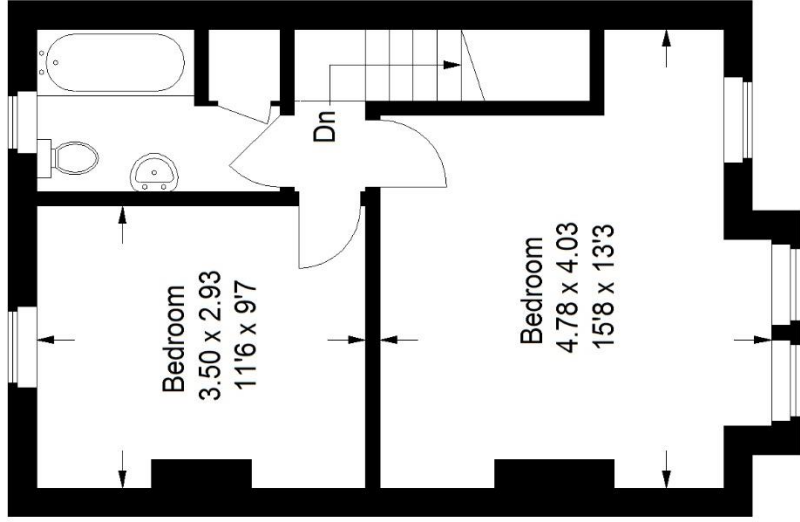
First Floor = 35.5 sq m / 382 sq ft

Total = 71.4 sq m / 768 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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