



Moonlight Drive SE23
£650,000

0208 702 9444
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In general

- Online video tour and in person viewings available
- Spacious reception room
- Separate fitted kitchen/diner
- Modern bathroom suite
- Two double bedrooms
- En-suite
- Private rear garden
- Exposed brick walls
- High ceilings
- Close to excellent transport links

In detail

A stunning two bedroom house for sale on the borders of Forest Hill and East Dulwich with a beautiful modern finish throughout.

Set over three floors this property comprises a spacious reception room, separate kitchen/diner, modern bathroom suite, two double bedrooms of which the master boasts an en-suite and bifold doors that open directly to a private rear garden. Further benefits include exposed brick walls, high ceilings, smeg appliances, free standing bath, sash windows, an abundance of light, plenty of storage and so much more.

Forest Hill & Honor Oak Park stations are within close proximity allowing excellent transport links to London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and the wonderful Horniman Park & Museum are also very close by. EPC B.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floorplan

Moonlight Drive SE23

Approximate Gross Internal Area
Ground Floor (Excluding Outdoor Storage)

29.7 sq m / 320 sq ft

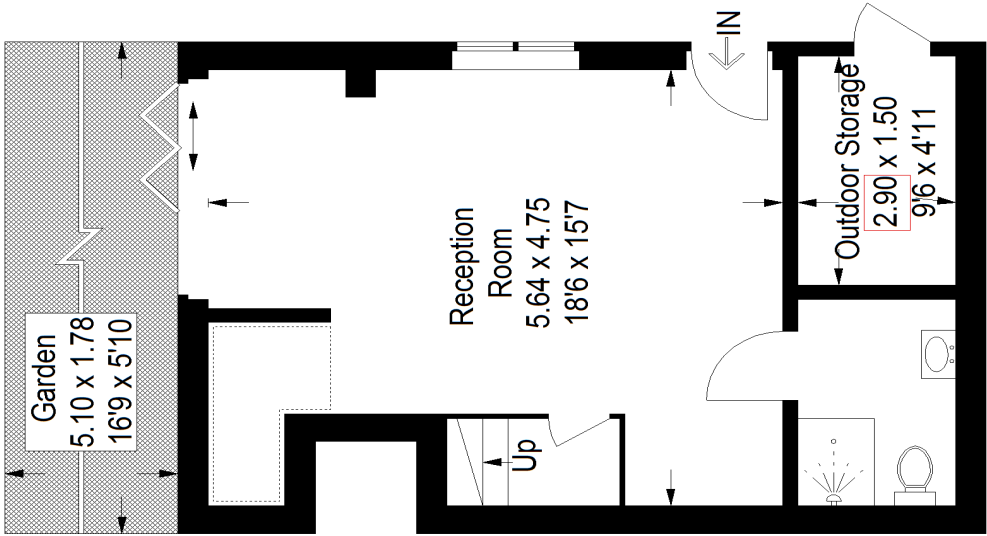
First Floor = 34.9 sq m / 375 sq ft

Second Floor = 23.6 sq m / 254 sq ft

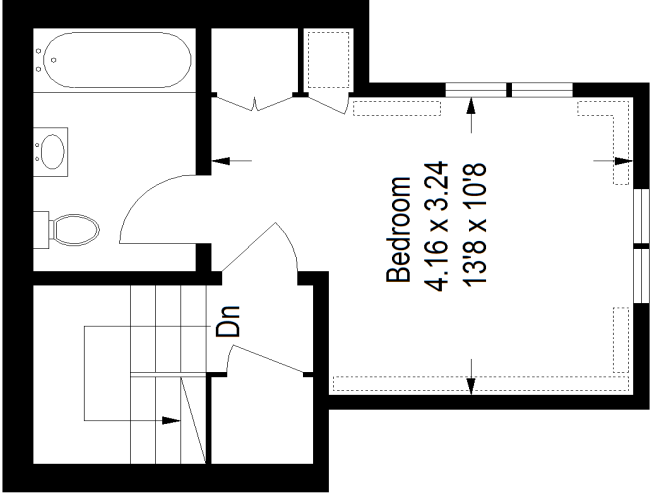
Total = 88.2 sq m / 949 sq ft



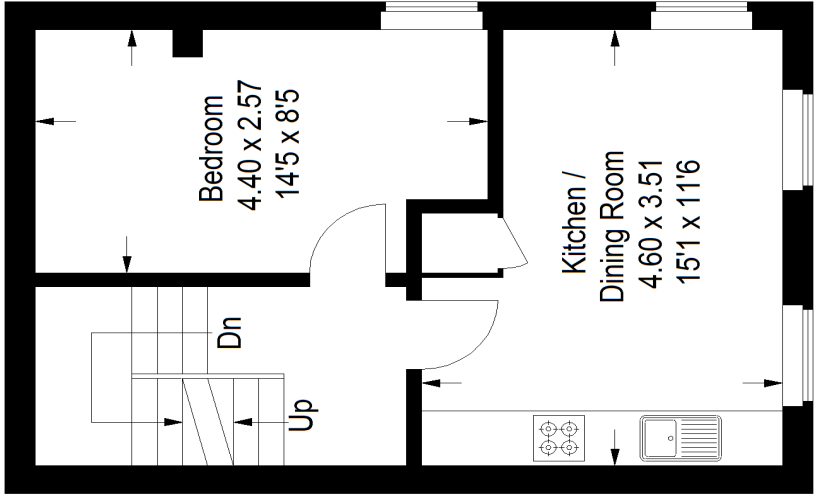
 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor



Second Floor



First 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.