



Wyleu Street SE23
OIEO £550,000

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In general

- Two double bedroom
- A large reception room
- Period conversion
- New carpets
- Stripped wooden flooring
- Beautiful private garden
- New windows in lounge and second bedroom
- Wooden shutters
- Side access
- Very popular street

In detail

A simply stunning, two double bedroom, ground floor period conversion for sale just moments from Honor Oak Park Station with a beautiful private garden. Wyleu Street is a wonderful quiet tree lined Victorian street in the heart of Honor Oak.

The property comprises two double bedrooms, large front reception room complete with fireplace, bay window and custom made wood shutters, a neutrally tiled bathroom and a modern fitted kitchen that leads directly on to a stunning private garden. Further benefits include new windows in the reception and second bedroom, a brand new boiler, new carpets, freshly stripped wooden flooring, side access and so much more.

The property is situated approximately 0.2 miles to Honor Oak Park station and just 0.5 miles to Crofton Park station offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury and Islington, Blackfriars, Elephant & Castle, Farringdon, St Pancras and many other locations. It is also just a short walk to various amenities including a variety of popular schools, restaurants, coffee shops, cafes, gastro pubs and parks.

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

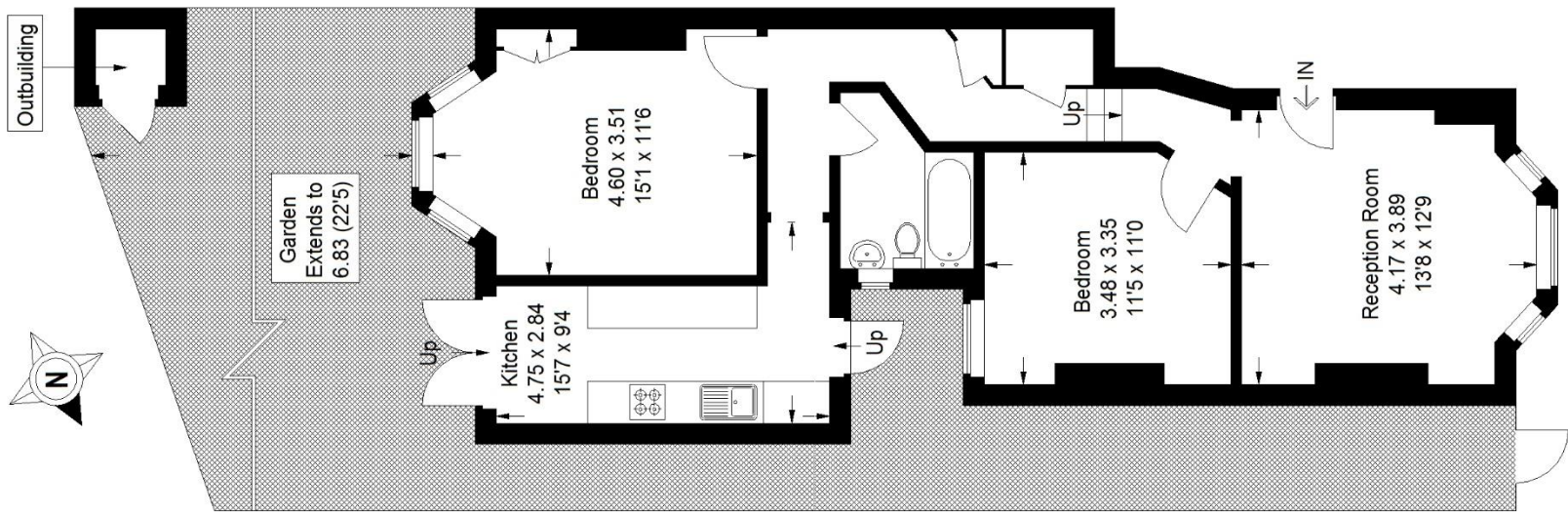
EPC: C | Council Tax Band C | Lease: 116 years remaining | SC: £650 pa | GR:£200 pa | BI: £1000 pa



Floorplan

Wyleu Street, SE23

Approximate Gross Internal Area
(Excluding Outbuilding)
68.0 sq m / 732 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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