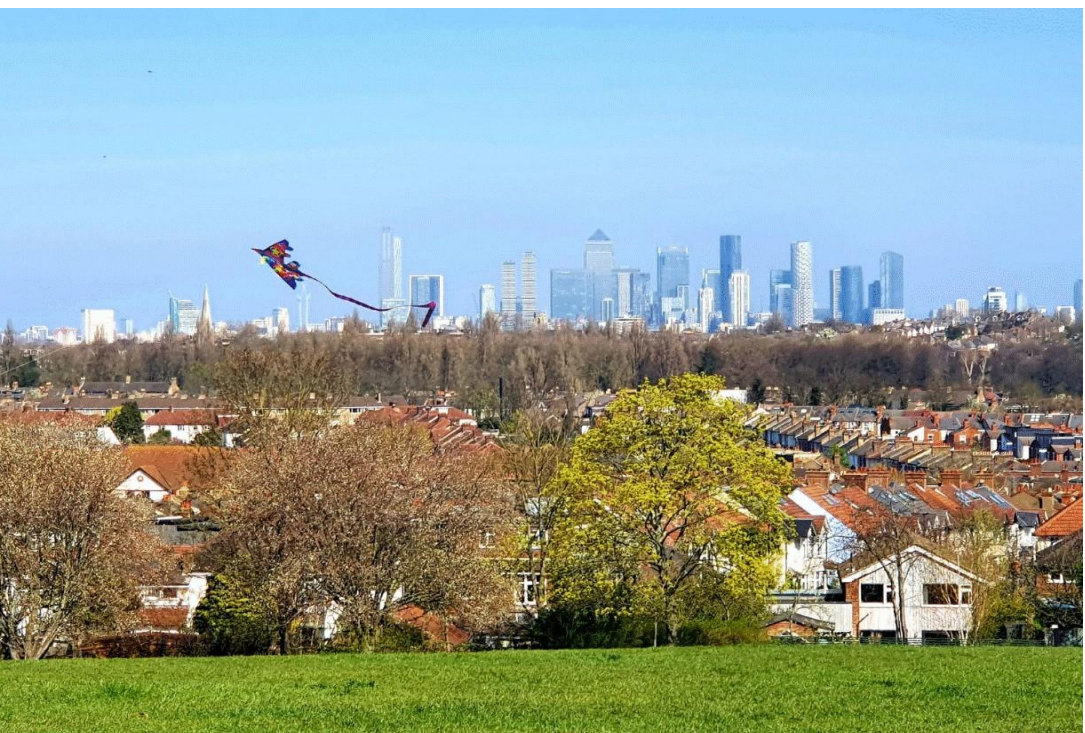




Codrington Hill SE23  
Guide £450,000 - £475,000

0208 702 9444  
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# In general

- 147 years lease
- Blythe Hill fields on doorstep
- Separate eat-in kitchen
- Modern bathroom
- Spacious front reception room
- Two bedrooms
- Loft space
- Plenty of storage
- Double glazed sash windows
- Wooden shutters

# In detail

A light and airy two-bedroom period conversion for sale on the sought-after Codrington Hill located just moments from Blythe Hill Fields.

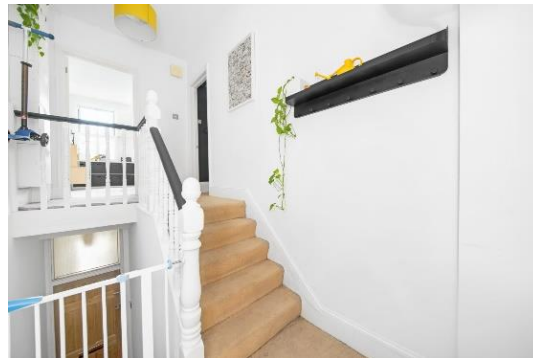
This stunning property comprises a spacious front reception room complete with bay window, separate eat-in kitchen, modern bathroom suite and two bedrooms.

Further benefits include large double glazed sash windows that boast wooden shutters, loft space, wonderful views, plenty of storage, an abundance of light, period features, working fireplace and so much more.

The property is located approximately just 0.1 miles to Blythe Hill fields. Honor Oak Park Station is 0.4 miles and 0.6 miles from Crofton Park Station offering excellent transport links into London Bridge, Victoria, Canada Water, Blackfriars, Elephant & Castle, Shoreditch, Whitechapel, Highbury & Islington and many other locations. Local amenities are also close by including a variety of restaurants, gastro pubs, bars, coffee shops and plenty of parks.

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

EPC: D | Council tax band: C | Lease remaining: 147 years | SC: £0 | GR: peppercorn | BI: £446.82



# Floorplan

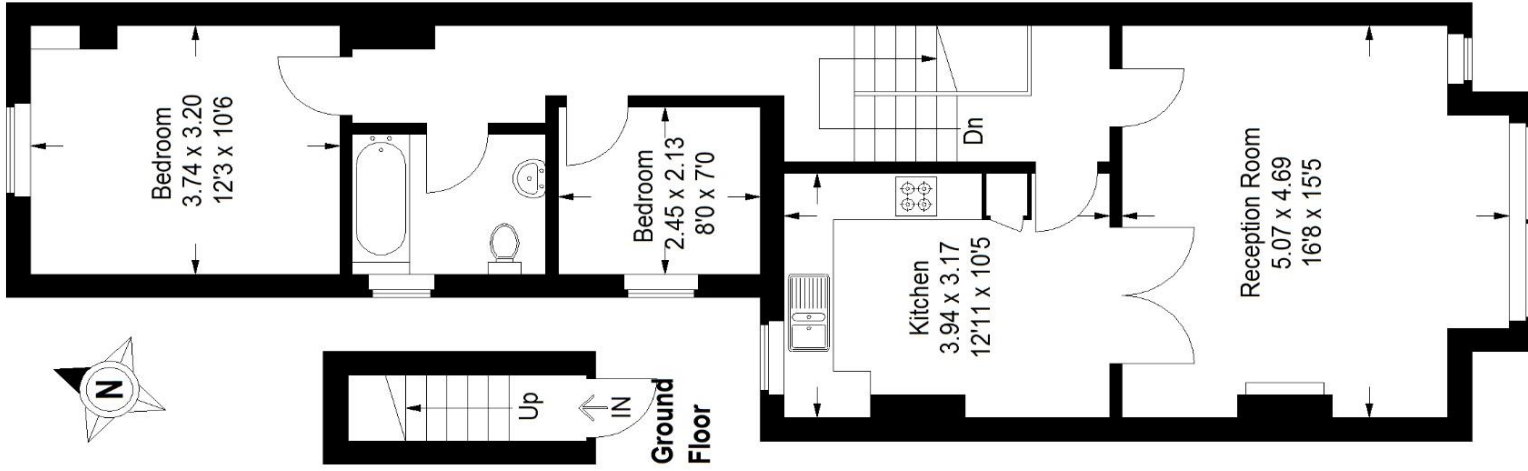
## Codrington Hill SE23

Approximate Gross Internal Area

Ground Floor = 2.5 sq m / 27 sq ft

First Floor = 72.0 sq m / 775 sq ft

Total = 74.5 sq m / 802 sq ft



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	60   D
39-54	E		
21-38	F		
1-20	G		

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