



Codrington Hill, SE23
Guide Price £400,000

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In general

- Guide price £400,000 - £425,000
- Two double bedrooms
- Close to transport links
- Private garden
- Planning permission for loft conversion
- Off street parking
- Modern kitchen and bathroom
- Share of freehold
- Incredible views of London



In detail

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A very well presented two double bedroom property for sale located in the thriving Inner London suburb of Honor Oak Park. This first floor apartment comprises of two double bedrooms, modern fitted kitchen, spacious reception room with incredible views of the city of London and a private garden with a studio workspace. The property also comes with planning permission to extend into the loft. Other benefits include off street parking, double glazing and a share of the freehold.

The property is located approximately just 0.5 miles from Honor Oak Park Station and 0.6 miles from Crofton Park Station offering easy access in to London Bridge, Shoreditch, Highbury & Islington, Blackfriars, St Pancras and many other locations across London. Honor Oak Park also offers outstanding schools, a characterful high street and excellent cafes and restaurants.

Viewings are highly recommended | EPC: C

Floorplan

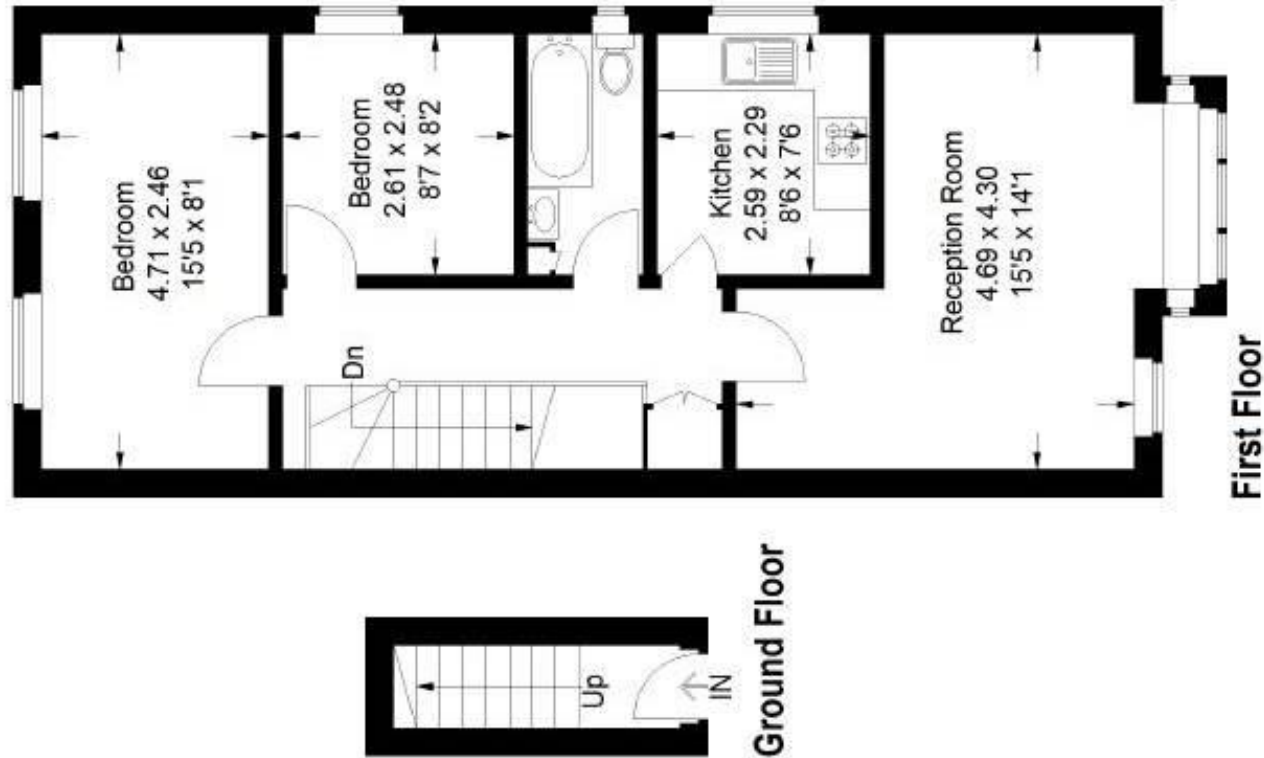
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Approximate Gross Internal Area

Ground Floor = 3.0 sq m / 32 sq ft

First Floor = 56.9 sq m / 613 sq ft

Total = 59.9 sq m / 645 sq ft



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	72	73
39-54 E		
21-38 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales Directive 2002/91/EC		

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