



Woolstone Road, SE23
£625,000

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pedderproperty.com





In general

- Spacious front reception room
- Three bedrooms
- Separate fitted kitchen
- South facing private rear garden
- Modern bathroom suite
- WC
- Plenty of storage
- An abundance of light
- Close to excellent transport links

In detail

A wonderful three bedroom ground floor period conversion for sale on the popular Woolstone Road with a beautiful south-facing private rear garden.

This lovely property comprises a spacious front reception room complete with square bay window and full height shutters, three bedrooms, modern bathroom suite, WC and a large separate fitted kitchen with bi-fold doors that lead on to a stunning south facing private rear garden that boasts a seating area and shed.

Further benefits include a new key lock for the garden gate, fibre broadband, plenty of storage, an abundance of light and so much more.

The property is near to Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. The property is also located near very popular schools.

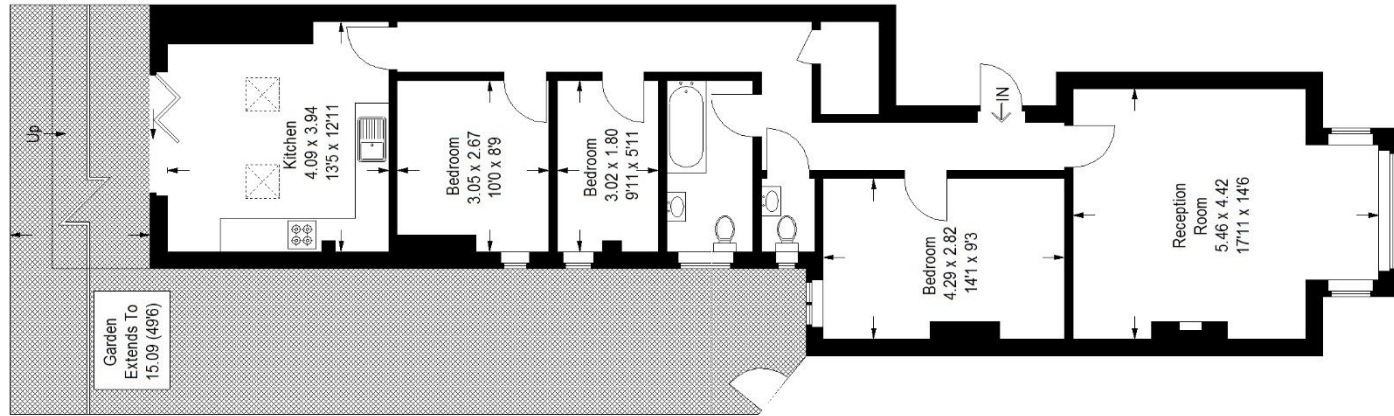
Viewings are highly recommended, call the Pedder Forest Hill team to arrange a viewing today.

EPC: E | Council Tax Band: E | lease remaining: 95 years | SC: As required | GC: £250 PA



Floorplan

Woolstone Road, SE23
Approximate Gross Internal Area
89.1 sq m / 959 sq ft



--- = Reduced headroom below 1.5 m / 5'0

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		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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