



Holmesley Road, SE23
Guide £375,000 - £400,000

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In general

- Two double bedrooms
- Share of freehold
- 0.2miles from Honor Oak Park Overground
- No onward chain
- Beautifully presented
- Perfect for first time buyers
- Separate kitchen
- Spacious living room

In detail

A charming two bedroom first floor period conversion for sale on very popular Holmesley Road.

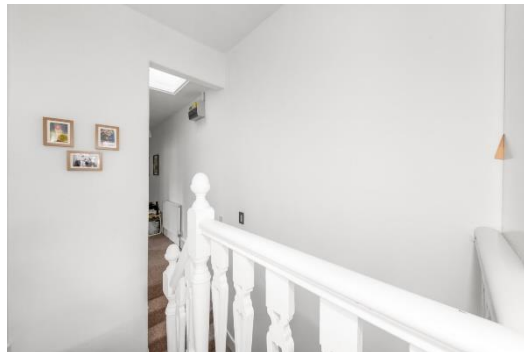
The property comprises large front reception room, separate kitchen, two double bedrooms and a neutrally tiled bathroom. The property is in good condition throughout with benefits such as wood flooring, an abundance of light, double-glazing and gas central heating.

The property is sold with a share of freehold and no onward chain.

Superbly located approximately just 0.2 miles from Honor Oak Park station and 0.2 to 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, coffee shops and parks.

EPC: C | Council Tax Band: C | Lease: 199 years | SC: Ad Hoc | BI: £300 PA



Floorplan

Holmesley Road SE23

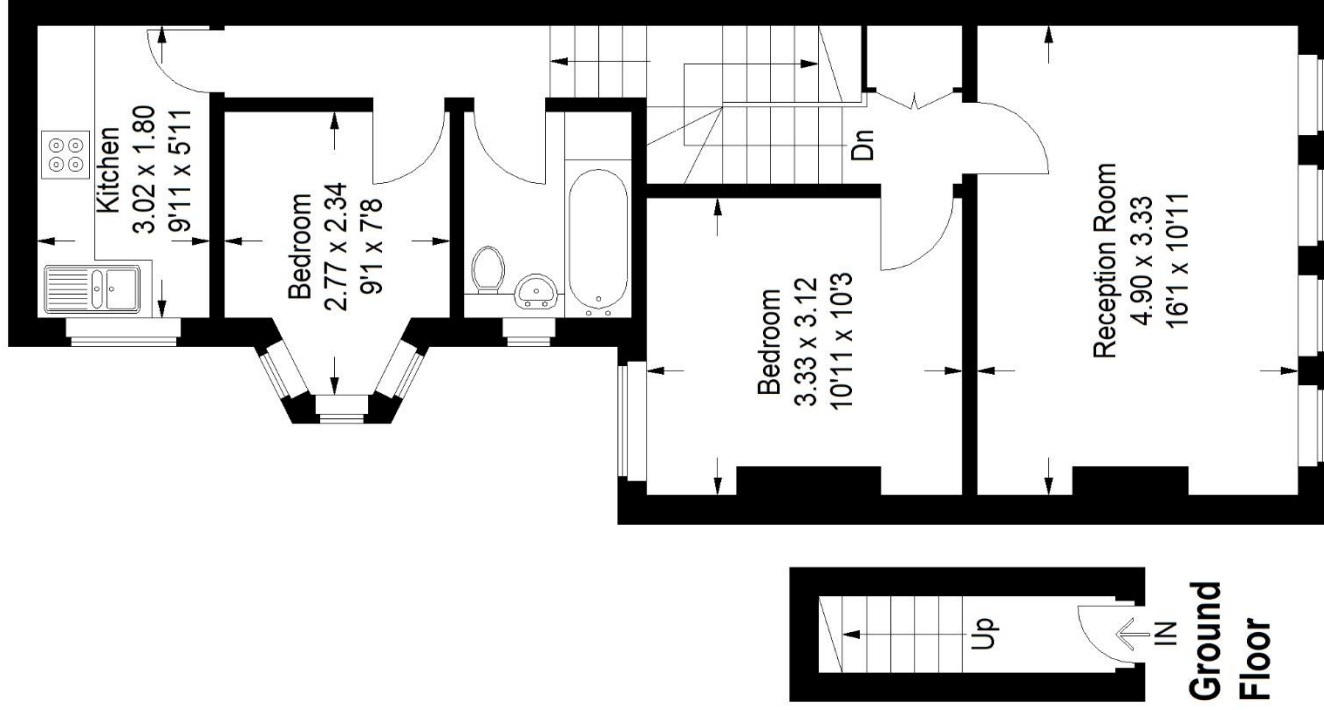


Approximate Gross Internal Area

Ground Floor = 2.6 sq m / 28 sq ft

First Floor = 53.5 sq m / 576 sq ft

Total = 56.1 sq m / 604 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	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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