



Wyleu Street SE23  
£550,000

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# In general

- Share of freehold
- Separate fitted kitchen
- Modern bathroom suite
- Two double bedrooms
- Stunning private rear garden
- Architecturally designed side return and rear extension
- Floor to ceiling fitted wardrobes
- Engineered timber flooring throughout
- New boiler and electricals added
- Close to excellent transport links

# In detail

A stunning two double bedroom Victorian conversion for sale on the sought-after Wyleu Street in Honor Oak Park with a wonderful private rear garden.

This beautiful and recently renovated property comprises a separate fitted kitchen, modern bathroom suite, two double bedrooms and a stunning private landscaped low maintenance garden. Further benefits include an architecturally designed side return and rear extension which offers light throughout the property, engineered timber flooring throughout, floor to ceiling fitted wardrobes in both bedrooms, bespoke joinery with floor to ceiling glass doors, best-buy appliances that include a fridge, oven, dishwasher, washing machine and dryer, new boiler and electricals added, super-fast broadband, quartz worktops and a farrow-and-ball painted kitchen.

The property is located approximately just 0.2 miles from Honor Oak Park Station offering easy access into London Bridge, Highbury & Islington, and many other locations across London. Honor Oak Park also offers outstanding schools, a characterful high street and excellent cafes and restaurants. EPC: E.

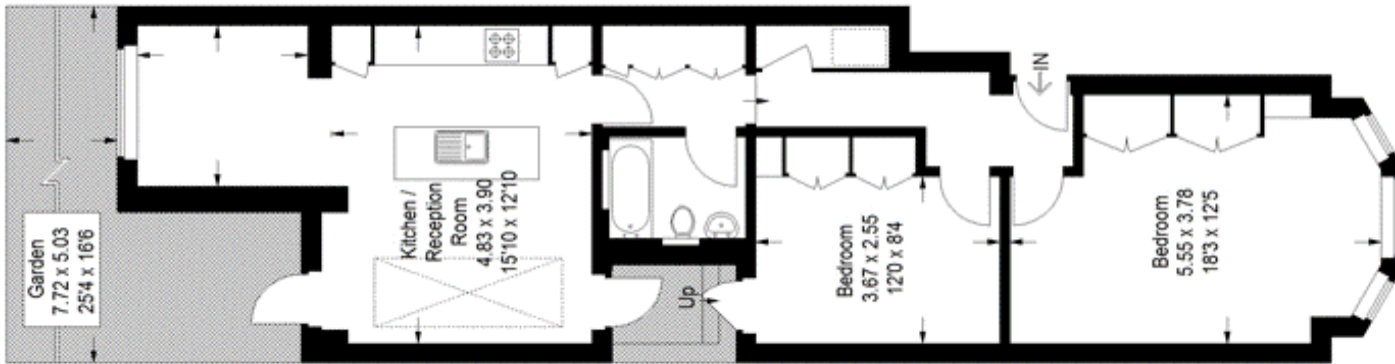
Call the Pedder Forest Hill sales team to arrange a viewing today.



# Floorplan

Wyleu Street, SE23

Approximate Gross Internal Area  
72.3 sq m / 778 sq ft



Ground Floor

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

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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	52   E	
21-38	F		
1-20	G		

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