



Woodlands Court SE23  
Guide £325,000 - £335,000

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# In general

- Huge reception room
- Separate fitted kitchen
- One double bedroom
- Brand new bathroom suite
- Spacious hallway
- Plenty of storage
- 200ft x 100ft communal garden
- Excellent views
- Quiet location
- Close to excellent transport links and parks

# In detail

A stunning one bedroom home for sale on the very popular Wood Vale, overlooking half an acre of communal gardens, on the borders of East Dulwich and Forest Hill.

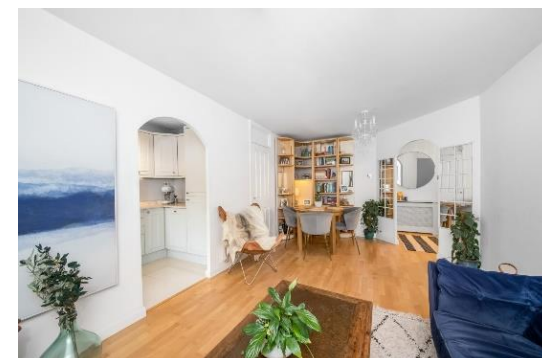
This raised ground floor property is set in a very well maintained and popular private development known as Woodlands Court.

It comprises one master bedroom with built in wardrobes, spacious hallway, a huge reception room, a recently refreshed fitted kitchen and an exquisite brand new bathroom suite. Further benefits include an astonishing 200ft x 100ft communal garden, excellent views, two separate storage cupboards storage and a very quiet location.

Forest Hill & Honor Oak Park stations are within close proximity allowing excellent transport links to London Bridge, Victoria, Canada Water, Shoreditch, Highbury & Islington and many other locations. The Horniman Museum & Gardens are a five-minute walk away and Dulwich Park just a 10-minute walk away. Other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes.

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

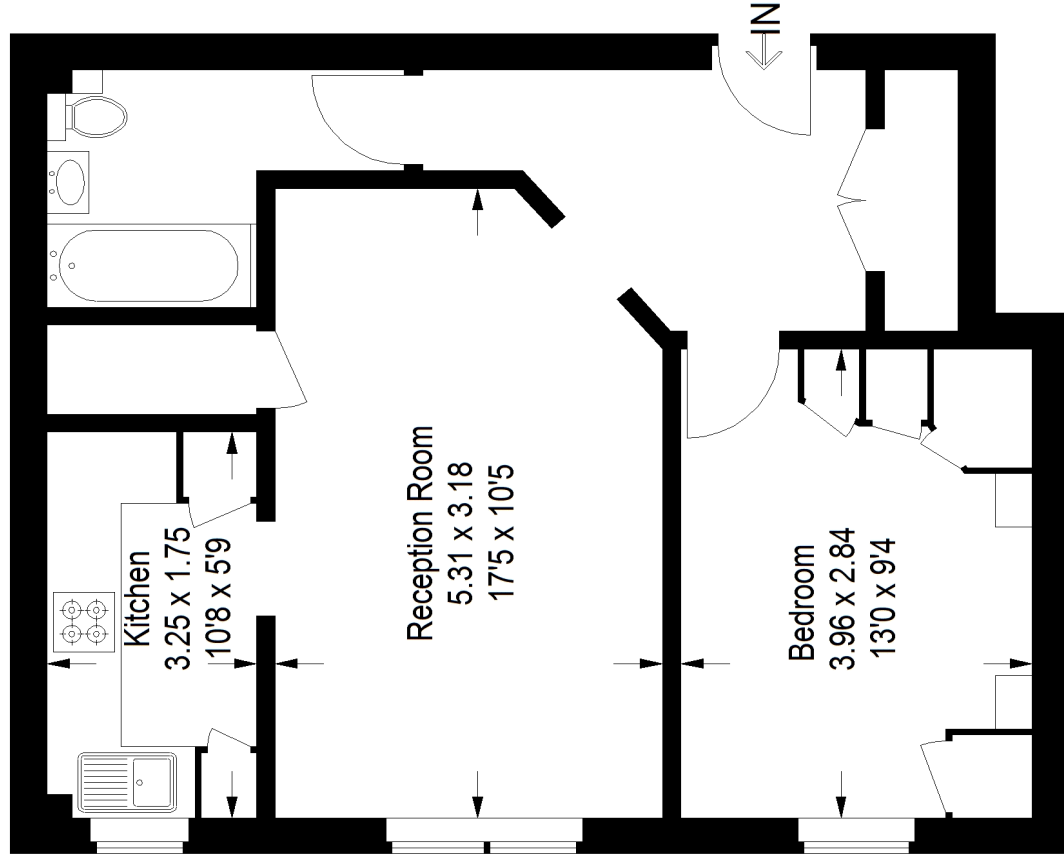
EPC: C | Council Tax Band: C | Lease: TBC years remaining | SC: £99.27 per month | GR: £200 per annum



# Floorplan

Wood Vale, SE23

Approximate Gross Internal Area  
49.2 sq m / 530 sq ft



## Raised 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	73   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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