



Stondon Park SE23
Guide £500,000 - £525,000

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In general

- Three bedrooms
- Large kitchen diner
- 30ft private garden
- Private entrance
- Long lease
- Close to Honor Oak Park & Crofton Park station
- Private balcony
- Period features
- Top floor

In detail

A charming first floor 3 bedroom maisonette for sale on the sought-after Stondon Park close to local amenities and facilities of Crofton Park and Honor Oak Park.

Boasting over 900 square feet, this wonderful property features its own private entrance, generous hallway and a spacious front reception room complete with a fireplace. The large double-aspect kitchen-diner offers direct access to a 30ft private section of the garden.

The property also benefits from an abundance of light, high ceilings, an attractive front balcony, two double bedrooms both with feature fireplaces, a study and modern bathroom suite.

Located approximately just 0.2 miles to Honor Oak Park station and 0.4 miles to Crofton Park station, offering excellent links into London Bridge, Canada Water, London Victoria, Whitechapel, Highbury & Islington, Elephant & Castle, Blackfriars, Farringdon, St Pancras and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, parks, cafes and gastro pubs.

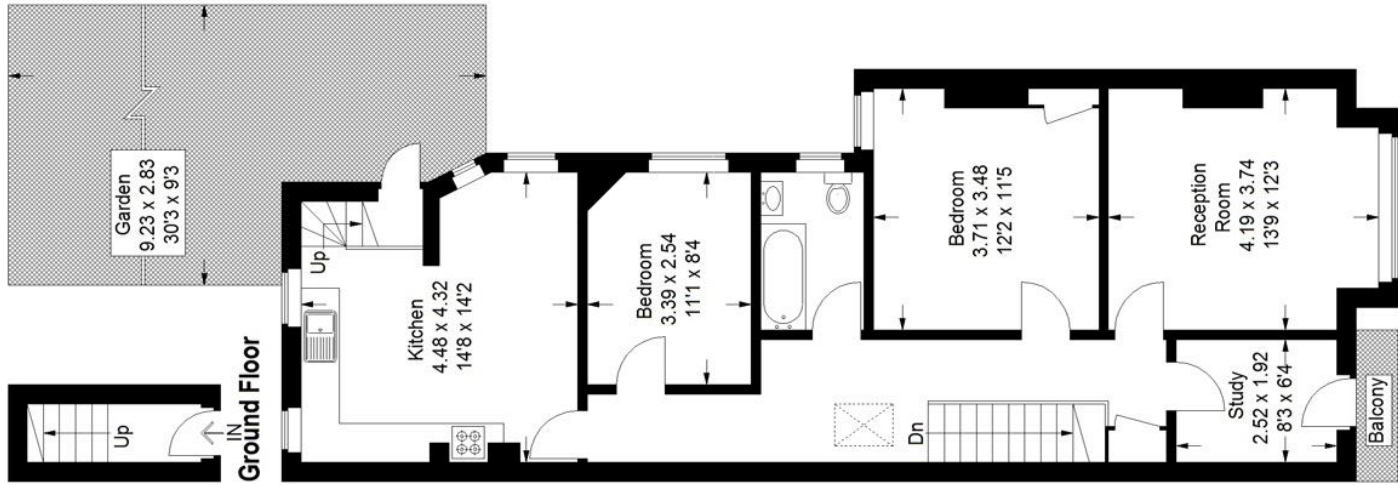
Early viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.

EPC: C | Council Tax Band: C | Lease Term Remaining: 106 Years | Ground Rent: £100 per annum | Service Charge: Ad Hoc.



Floorplan

Stondon Park, SE23
Approximate Gross Internal Area
Ground Floor = 2.6 sq m / 28 sq ft
First Floor = 82.6 sq m / 889 sq ft
Total = 85.2 sq m / 917 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	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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