



Wood Vale SE23
£525,000

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In general

- Spacious reception room
- Kitchen with woodland patio sliding door
- Beautiful private garden
- Neutral bathroom with new tiling
- Solid oak flooring
- Plenty of storage
- Gas central heating
- An abundance of natural light
- Minutes away from Horniman Museum and Gardens

In detail

A very well presented two bedroom flat with a beautiful private garden for sale set on the very popular Wood Vale, minutes away from Horniman Museum and Gardens.

This wonderful, modern property comprises a spacious reception room and kitchen with woodland patio sliding door set leading to secluded rear garden, one double bedroom and one additional room ideal for home working or a nursery, a neutral bathroom with new tiling. Further benefits include solid oak flooring, plenty of storage, gas central heating, an abundance of natural light and so much more.

The property is situated approximately 0.8 miles to Forest Hill station and and 1.2 miles to Peckham Rye station offering excellent transport links into Gatwick Airport, London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across the whole of London. It is also very well located for access to various local amenities including a five minute walk to Dulwich Park, and a half an hour walk to Brockwell Park and Lido, a variety of restaurants, supermarkets, coffee shops, gyms, schools, cafes and gastro pubs.

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

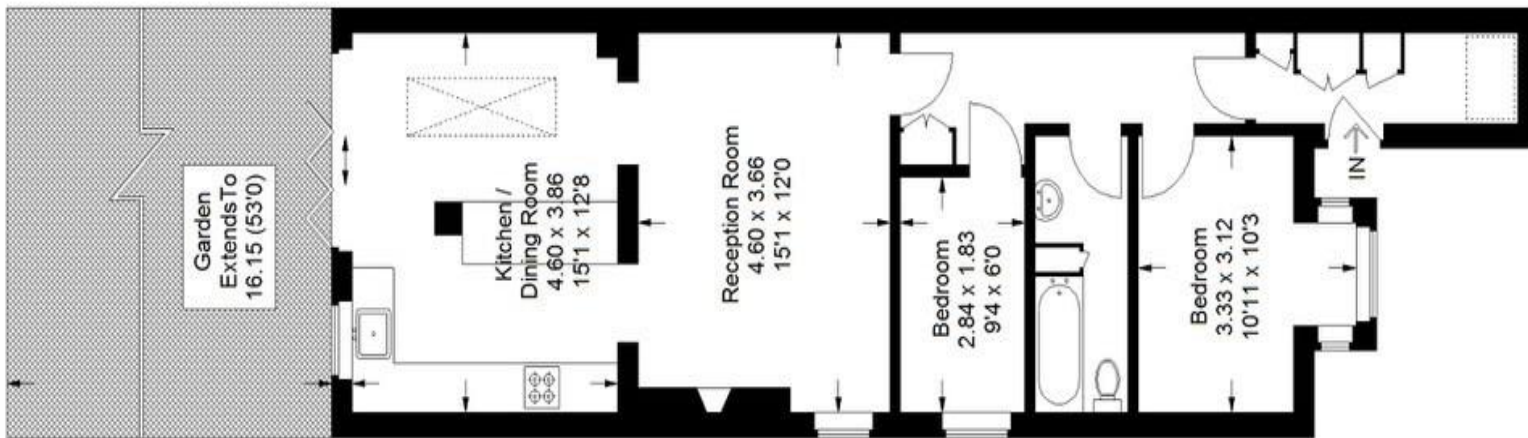
EPC: D | Council Tax Band C | Lease: 950 years remaining | SC: £0 | GR: Peppercorn | BI: £0



Floorplan

Wood Vale, SE23

Approximate Gross Internal Area
69.2 sq m / 745 sq ft



Lower 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		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		

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