



Honor Oak Road, SE23
£600,000

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In general

- Chain free
- Share of freehold
- 52Ft South-facing private garden
- Stunning 20ft reception room
- Spacious hallway
- Three bedrooms
- Two bathrooms
- Close to Forest Hill station
- Set just moments from the Horniman Park
- Abundance of period features

In detail

A beautiful ground floor period conversion for sale with a large private garden in the heart of Forest Hill boasting over 1,000 sq ft of living space. Offered chain free.

Set in an imposing and substantial building on Honor Oak Road the property consists of a wonderful 20ft reception room, fitted kitchen with integrated appliances, two bathrooms, three bedrooms one with an en-suite and a stunning 52ft private garden. Further benefits include a spacious entrance hallway, an abundance of period features, fireplace, stripped wooden flooring throughout and a share of the freehold.

Set just moments from the Horniman Park and approximately just 0.3 miles to Forest Hill Station the property offers fantastic links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of popular schools, restaurants, coffee shops, gastro pubs and many local parks.

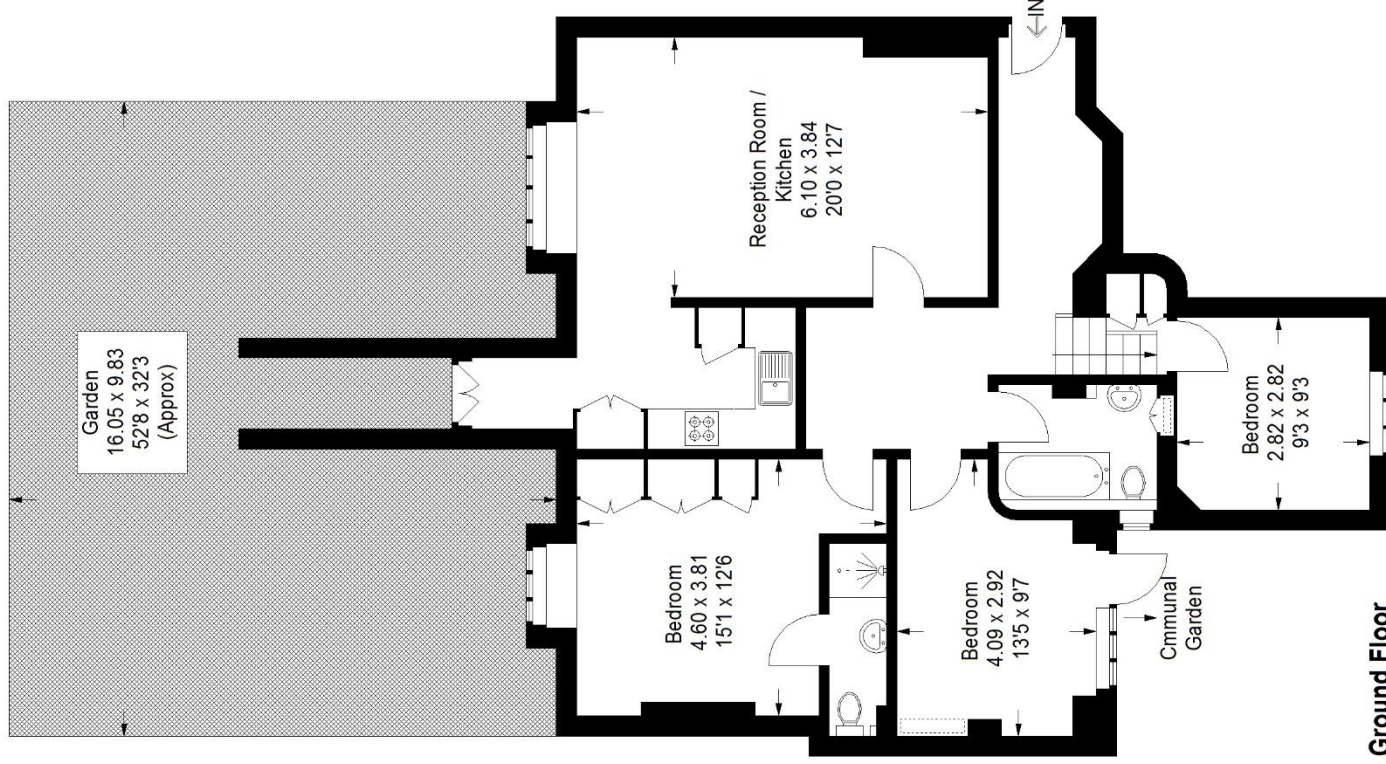
Viewings are highly recommended.

EPC: C | Council Tax Band: D | (Share of Freehold) Lease: 953 years remaining | SC: £125pm | GR: £0 | BI: Included in service charge



Floorplan

Honor Oak Road, SE23
 Approximate Gross Internal Area
 94.2 sq m / 1014 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	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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