



Kemble Road, SE23  
£450,000

0208 702 9444  
[pedderproperty.com](http://pedderproperty.com)

pedder







# In general

- Spacious front reception room
- Separate kitchen
- Large beautiful rear garden
- Two double bedrooms
- Modern bathroom suite
- Sought-after location
- Close to excellent transport links
- Off-street parking

# In detail

A wonderful two double bedroom period conversion for sale with a beautiful private garden on the desirable Kemble Road in Forest Hill.

This lovely property comprises a spacious front reception room complete with bay window, separate kitchen with direct access on to a large beautiful rear garden, two double bedrooms and a modern bathroom suite. The property benefits further from an abundance of light, period features, plenty of storage, off-street parking and so much more.

Located approximately just 0.5 miles from Forest Hill Station offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

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

EPC: D | Council Tax Band: C | Lease: 164 years remaining | SC: £168.87 | GR: £0 | BI: £0

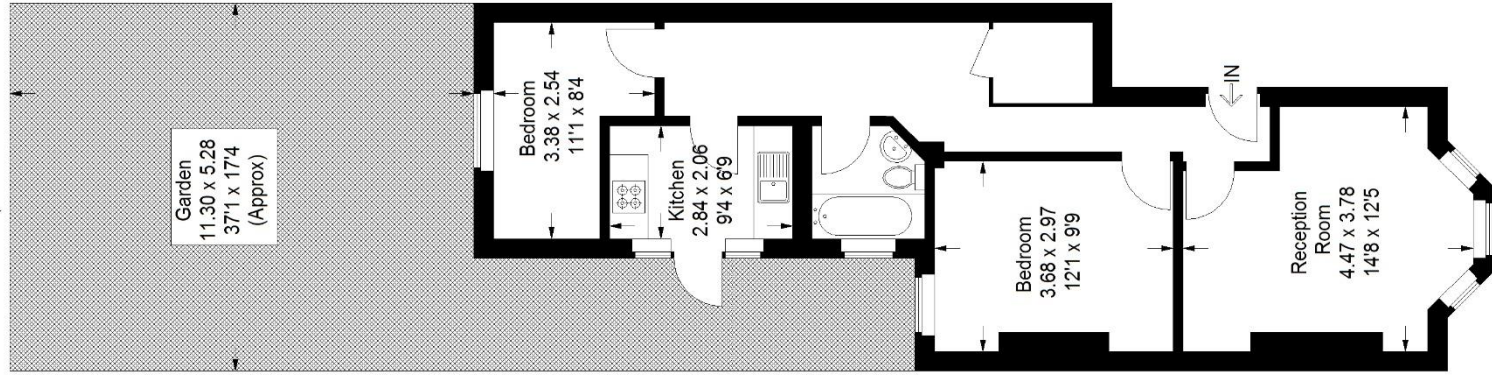


# Floorplan

**Kemble Road, SE23**

Approximate Gross Internal Area

56.8 sq m / 611 sq ft



**Ground Floor**

Copyright www.pedderproperty.com © 2024  
 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	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.