



London Road, SE23  
Guide £650,000 - £675,000

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**pedder**







# In general

- Share of freehold
- Bright reception room
- Three bedrooms
- Beautiful private rear garden
- Gated access with off street parking
- Beautiful period features
- Spacious kitchen
- 0.1 miles to Forest Hill station

# In detail

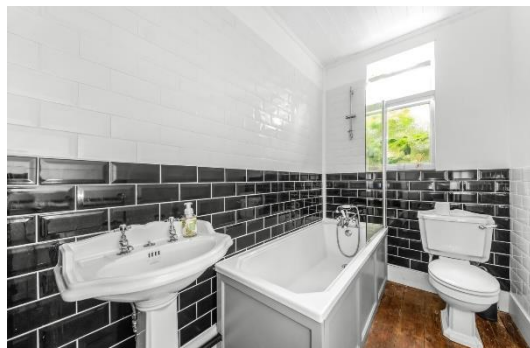
A wonderful ground floor apartment for sale in the heart of Forest Hill offering direct access to a beautiful private rear garden.

This share of freehold property comprises a bright reception room, spacious kitchen, large bathroom suite and three bedrooms of which the master bedroom offers direct access on a private rear garden. Further benefits include spacious hallway, stripped wooden flooring, bay window in the kitchen, an abundance of character, gated access with off street parking, plenty of storage, beautiful period features and so much more.

Set approximately just 0.1 miles to Forest Hill station offering excellent links into London Bridge, 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 restaurants, gastro pubs, coffee shops, cafes and the ever popular Horniman Museums and Gardens.

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

EPC: E | Council Tax Band: D | Share of freehold | SC: £276pm | GR: £0 | BI: Included in service charge



# Floorplan

London Road, SE23

Approximate Gross Internal Area  
95.1 sq m / 1024 sq ft



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		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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