



Trilby Road, SE23  
£900,000

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# In general

- Four bedroom
- 33ft open plan kitchen/reception room
- Two modern bathroom suites
- Finished to a very high specification throughout
- FENSA certified double glazed sash windows
- Underfloor heating in the kitchen
- Built-in wardrobes
- Private landscaped rear garden
- 0.4 miles to Forest Hill station

# In detail

An incredible four bedroom, two bathroom, period home for sale on the very popular Trilby Road in Forest Hill.

This extended property is arranged over four floors and comprises four bedrooms, two modern bathroom suites, a 33ft open plan kitchen/reception room with bi-folding doors that lead directly on to the private landscaped rear garden.

The property is finished to a very high specification throughout and benefits from FENSA certified double glazed sash windows throughout - installed in January 2024, downstairs windows also installed with security glass, underfloor heating in the kitchen, basement which is currently used a guest bedroom/dressing room, built-in wardrobes, sash windows, an abundance of light and so much more.

Located approximately just 0.4 miles to Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, parks and very popular schools.

EPC: D | Council Tax Band: C



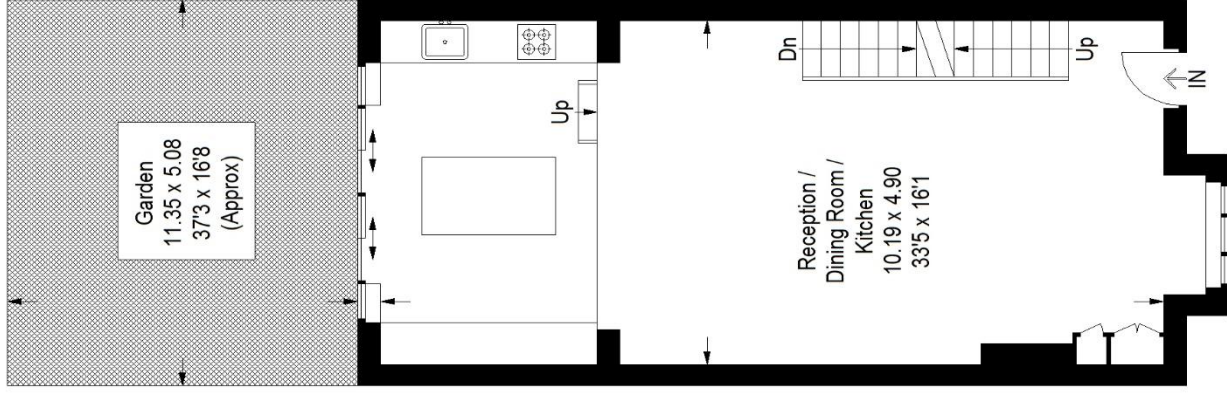
# Floorplan

## Trilby Road, SE23

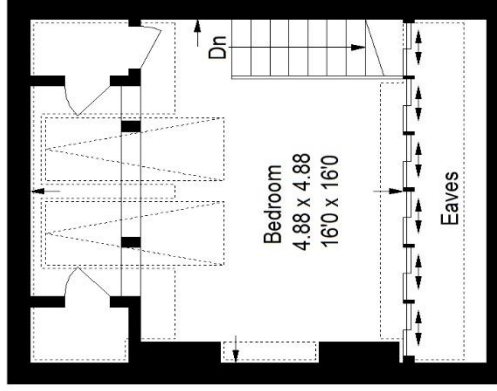
Approximate Gross Internal Area

Basement = 28.2 sq m / 303 sq ft  
 Ground Floor = 52.1 sq m / 561 sq ft  
 First Floor = 36.0 sq m / 388 sq ft  
 Second Floor (Excluding Eaves)  
 24.0 sq m / 258 sq ft  
**Total = 140.3 sq m / 1510 sq ft**

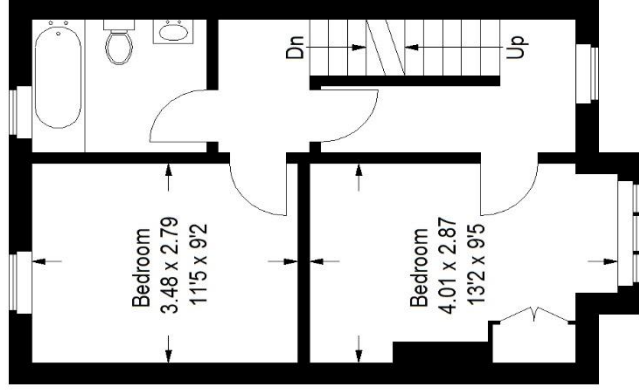
 = Reduced headroom below 1.5 m / 50



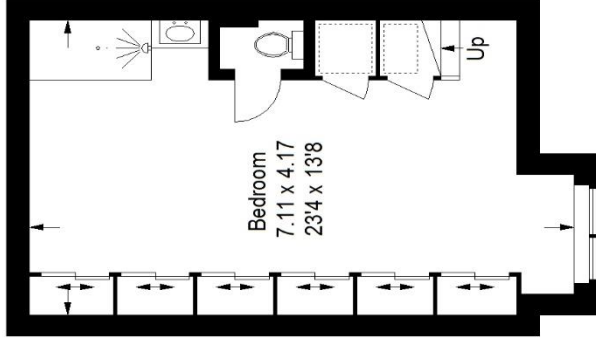
**Ground Floor**



**Second Floor**



**First Floor**



**Basement**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 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.