



Devonshire Road, SE23  
Guide Price £575,000-£600,000

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# In general

- 25ft open plan kitchen/reception room
- Two double bedrooms
- Private patio and garden area
- Wooden flooring
- Double glazing
- Underfloor heating
- 0.1 miles from Forest Hill station
- Modern bathroom
- End of terraced house
- Secure and secluded entrance

# In detail

Guide Price £575,000-£600,000. A stunning and exceptionally light, two double bedroom modern house for sale set in secluded gardens at the rear of a listed Edwardian Post Office building in the heart of Forest Hill.

This wonderful house comprises a spacious 25ft open plan kitchen/reception room, two double bedrooms of which the master offers direct access to private patio, a modern bathroom suite and plenty of outside space including a garden area. The property is in excellent condition and benefits further from wooden flooring, double glazing, underfloor heating, bike storage in the communal area, solar panels and so much more.

Forest Hill station is approximately 0.1 miles away offering fantastic links into London Bridge, Victoria, Canada Water, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, parks, cafes and gastro pubs.

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

EPC: C | Council Tax Band: D

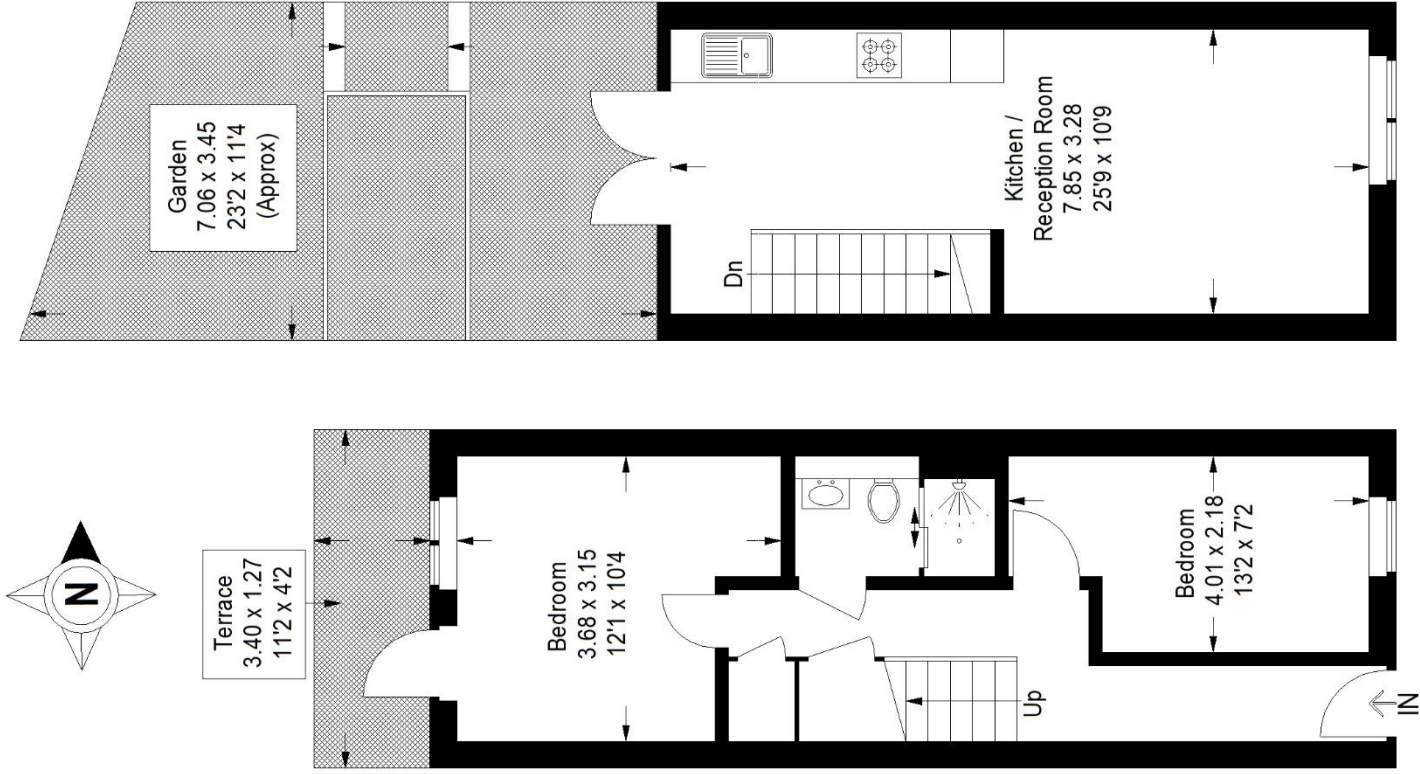


# Floorplan

## The Old Post Office, SE23

Approximate Gross Internal Area

58.3 sq m / 627 sq ft



### Ground Floor

### First 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		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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