



Woolstone Road, SE23
£3,000PCM

0208 702 9444
pedderproperty.com

pedder



In general

- Three bedrooms
- Spacious front reception room
- Separate fitted kitchen/dining room
- Conservatory
- Modern bathroom suite
- This property does not have a HMO licence
- Beautiful private rear garden
- Off street parking
- Plenty of storage
- Close to excellent transport links

In detail

A stunning three bedroom end of terrace family home to let on the sought-after Woolstone Road with a beautiful private rear garden.

This wonderful property comprises a front reception room complete with bay window, three bedrooms, a modern bathroom suite that boasts twin sinks, separate fitted kitchen/dining room, WC and a conservatory that leads directly on to a beautiful private rear garden that boasts a workshop/shed. Further benefits include off-street parking, new combination boiler, wood burning stove in the dining room, plenty of storage, an abundance of light, period features throughout and so much more.

The property is set approximately just 0.8 miles from 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 also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs. The property is also located within 3 minutes' walk of Kilmorie Primary School and close to other popular schools.

This property does not have a HMO licence.

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

EPC: E | Council Tax Band E | Offered part-furnished | Flexible move in date | HD: £692.30 | SD: £3,461.53



Floorplan

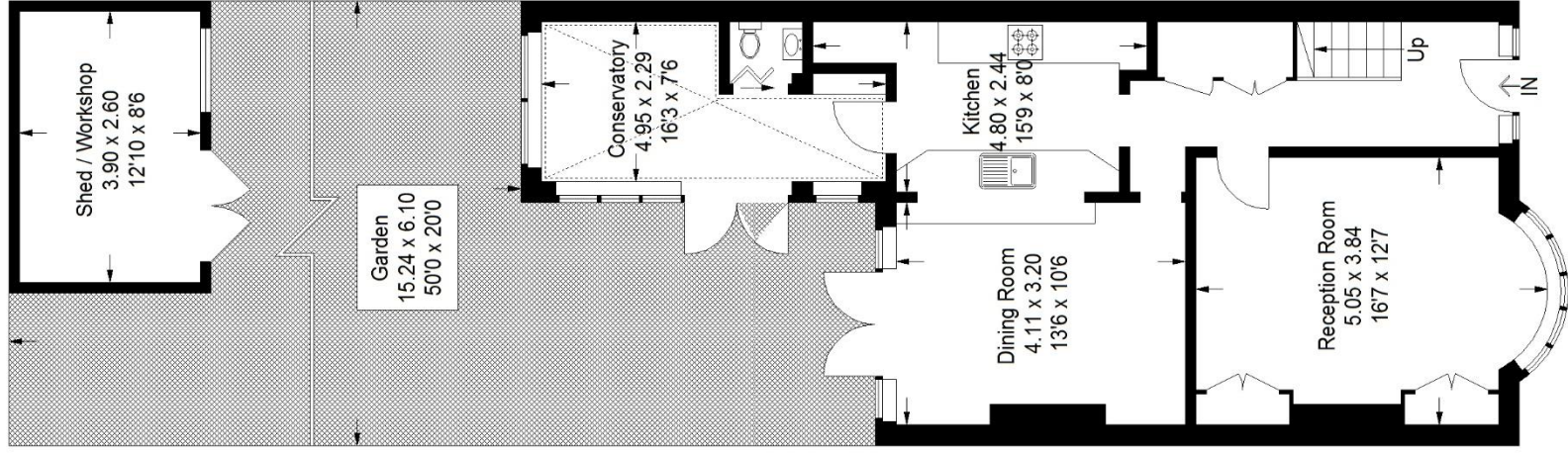
Woolstone Road SE23

Approximate Gross Internal Area
(Excluding Shed / Workshop)

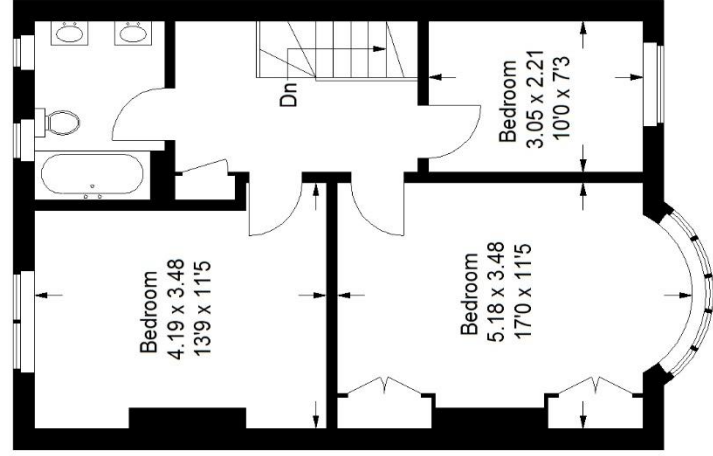
Ground Floor = 63.8 sq m / 687 sq ft

First Floor = 51.3 sq m / 552 sq ft

Total = 115.1 sq m / 1239 sq ft



Ground Floor



First Floor

Copyright www.pedderproperty.com © 2022

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		82 B
69-80	C		
55-68	D		
39-54	E	52 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.