



London Road, SE23
Guide Price £750,000-£775,000

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In general

- Chain free
- Large south facing rear garden
- Four bedrooms
- Access to shared private woodlands
- Potential to extend
- Huge reception room
- Parquet flooring
- Amazing location
- Close to Forest Hill station
- Garage and off-street parking

In detail

A wonderful four bedroom end of terrace house for sale opposite the incredibly popular Horniman Museum and Gardens with a large south facing garden and access to shared woodlands.

This beautiful family home has been recently redecorated throughout and comprises a spacious reception room with sliding doors, a separate fitted kitchen, four bedrooms, a neutral bathroom suite with new tiling and a large garden room with light and power that could be used as home office or playroom/bar.

Further benefits include a spacious garage and off-street parking, original parquet flooring, exposed brick wall, new carpets, storage room, secondary glazing, an abundance of natural light and private access to a shared woodland private woods at rear of Tarleton Gardens. The property also offers excellent potential to extend (subject to relevant permissions). This lovely home has been owned by the current family for over 50 years.

The property is situated 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 across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, gyms, schools, cafes and gastro pubs.

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

EPC: E | Council Tax Band: D



Floorplan

London Road, SE23

Approximate Gross Internal Area
(Excluding Shed)
 Ground Floor = 70.5 sq m / 759 sq ft
 First Floor = 51.4 sq m / 553 sq ft
 Second Floor (Excluding Eaves)
 22.7 sq m / 244 sq ft
 Total = 144.6 sq m / 1556 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	52 E	
21-38	F		
1-20	G		

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