



Honor Oak Park, SE23
£475,000

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In general

- Split-level maisonette
- Spacious reception room with brick wall feature
- Three double bedrooms
- Large fitted kitchen
- Modern bathroom suite
- Generous hallway
- Located less than 0.1 miles to Honor Oak Park Station

In detail

A charming split-level three bedroom maisonette for sale set just moments from Honor Oak Park station.

Boasting over 1100 square feet, this wonderful property comprises a generous hallway, spacious reception room with brick wall feature, three double bedrooms, bathroom suite and a large fitted kitchen. The property also benefits from modern finish throughout, an abundance of light, high ceilings, plenty of storage and so much more.

Located less than 0.1 miles to Honor Oak Park Station and only 0.6 miles to Crofton Park Station offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

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

EPC: D | Council Tax Band: C | Lease: 111 years remaining | SC: £0 | GR: £250.00pa | BI: £0



Floorplan

Honor Oak Park SE23

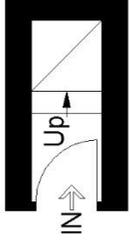
Approximate Gross Internal Area

Ground Floor = 1.6 sq m / 17 sq ft

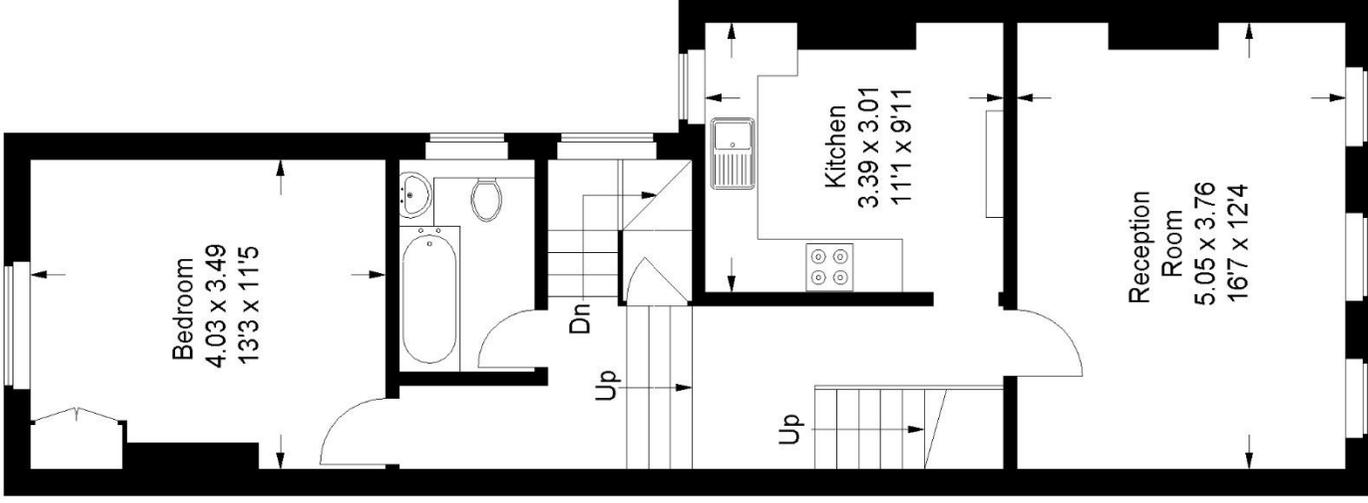
First Floor = 63.8 sq m / 687 sq ft

Top Floor = 36.9 sq m / 397 sq ft

Total = 102.3 sq m / 1101 sq ft



Ground Floor



First Floor

Top 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		
55-68	D	65 D	70 C
39-54	E		
21-38	F		
1-20	G		

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