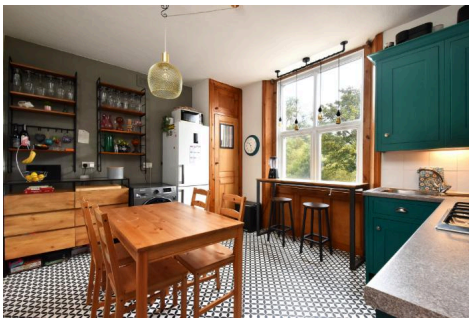
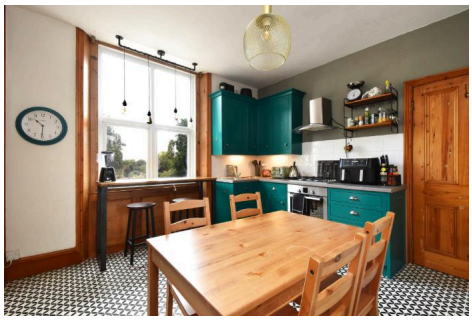
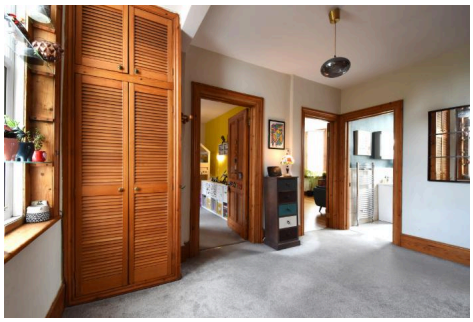
Honor Oak Park, SE23 3LB · *2 bedroom Flat*

£550,000









*ALPS Estates Ltd trading as Pickwick Estates*

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

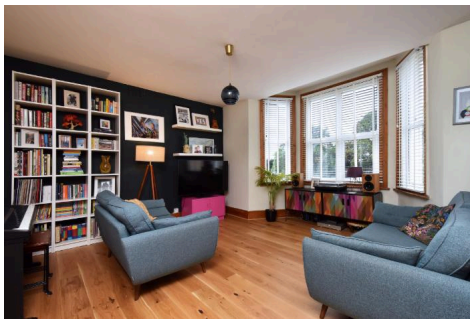
pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4740/SE233LB_honor-oak-park.htm

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

Honor Oak Park, SE23 3LB · *2 bedroom Flat*

£550,000








## *Property description*

Located just minutes from Honor Oak Park Station and offering approximately 950 sq ft of beautifully proportioned accommodation, this spacious and characterful two-bedroom flat occupies the first floor of an impressive detached Victorian house. Combining period charm, generous room sizes and a highly convenient location, it makes an ideal first home in one of the area's most sought-after neighbourhoods.

Directly opposite the house is a leafy green bank of mature trees forming part of One Tree Hill, together with the nearby allotments, providing the property with lovely far-reaching green views and a pleasant sense of openness.

Set back from the road behind a small communal driveway, the handsome Victorian property makes an immediate impression. Steps lead up to the raised ground floor entrance, which is set within an attractive arched porch, while side access leads through to the well-maintained communal rear garden.

A generous well maintained communal hallway leads up to the flat on the first floor. Inside, a particularly large and welcoming entrance hall provides an excellent introduction to the space on offer, with fitted storage cupboards and a large window allowing plenty of natural light to fill the area.

The accommodation comprises two exceptionally spacious double bedrooms, both featuring large bay windows and offering



*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

Honor Oak Park, SE23 3LB · *2 bedroom Flat*

£550,000

plenty of room for bedroom furniture and additional storage. The bright and airy living room, with views over the garden, provides a wonderful space to relax or entertain, while the separate kitchen/dining room is well equipped for modern day-to-day living and offers ample space for dining and hosting guests.

The bathroom is centrally located within the flat making its easily accessible for all. Luxuriously fitted with a freestanding bathtub, separate glass shower enclosure accompanied by a contemporary WC and wash hand basin with vanity unit. A huge frosted double-glazed window almost fills the whole back wall, offering an abundance of natural light and ventilation.

Large double glazed windows throughout enhance the wonderful sense of light and space, while the property's period character and generous proportions give it a warmth and personality that is increasingly difficult to find.

Residents also benefit from access to attractive communal gardens, providing a peaceful outdoor space to look out to, relax and enjoy. Despite its tranquil setting, the property is perfectly positioned for the amenities of Honor Oak Park, with its popular cafés, independent restaurants and local shops all within easy reach. One Tree Hill and Blythe Hill Fields are also nearby, offering excellent green spaces for walking, exercise and enjoying the outdoors.

Honor Oak Park Station is just a short walk away, providing convenient rail and Overground connections into London, making this an excellent choice for commuters and first-time buyers looking for a spacious home with character, excellent transport links and a fantastic South East London location. Families are also spoilt for choice with a number of highly rated schools nearby.

Leasehold - 950yrs
Service Charge - £100pcm
Ground Rent - Peppercorn



*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

Honor Oak Park, SE23 3LB · *2 bedroom Flat*

£550,000

## *Property features*

- Spacious and characterful large two double bedroom first floor flat of an impressive detached Victor
- Located just minutes from Honor Oak Park Station and offering approximately 950 sq ft of beautifully
- Large and welcoming entrance hall
- Two exceptionally spacious double bedrooms both featuring large bay windows
- Bright and airy living room with views over the garden, provides a wonderful space to relax or ente
- Separate kitchen/dining room is well equipped for modern day-to-day living and offers ample space fo
- Luxurious fitted bathroom with freestanding bath and separate shower enclosure
- Lovely views and access to communal gardens and double glazing throughout
- Moments from Honor Oak Park station and amenities of the local high street
- Close to green open spaces of One Tree Hill, Brenchley Gardens, Blythe Hill Fields, Horniman Gardens

Leasehold

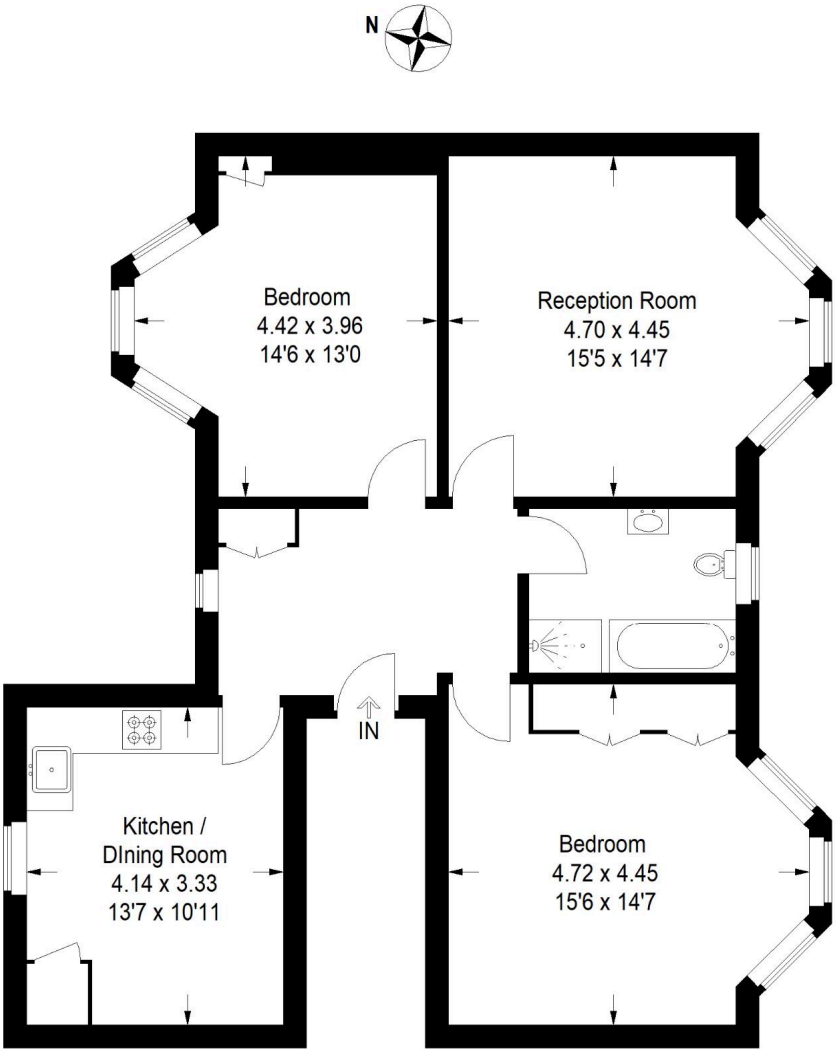


*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

Honor Oak Park, SE23 3LB · *2 bedroom Flat*

£550,000

# Honor Oak Park




## First Floor

Approximate Gross Internal Area
88.26 sq m / 950 sq ft

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates



*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*

Honor Oak Park, SE23 3LB · *2 bedroom Flat*

£550,000

Leasehold

*ALPS Estates Ltd trading as Pickwick Estates*

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4740/SE233LB_honor-oak-park.htm

*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*