Devonshire Road , SE23 3TQ · *2 bedroom Flat*

£450,000









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

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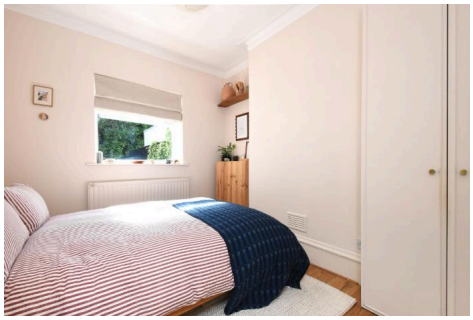
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Property description

VIEWINGS STARTING SATURDAY 12th SEPTEMBER. Offering sole use of a particularly appealing Southeast facing private garden, this characterful flat has its own private entrance and occupies the whole ground floor of this attractive Victorian semi-detached property. The property is sold with a Share of Freehold and is conveniently positioned close to Honor Oak Park station.

Internally, the flat is well presented and retains plenty of period charm and features stylish fittings, double glazing throughout, a cellar providing useful additional storage and enhanced sound insulation within both the reception room and master bedroom.

Approaching the property, you are greeted by the immaculate façade of this handsome example of Victorian architecture. A pathway leads through the attractive front garden to the entrance, with the front garden also forming part of the maisonette, providing a pleasant outlook and a good degree of privacy.

The private entrance is situated to the side of the building and opens into a central hallway providing access to all the principal rooms. Immediately to the left is the neatly appointed shower room, finished with clean white wall tiling, grey floor tiles and contemporary sanitaryware. There is a large walk-in shower enclosure, wash hand basin with vanity unit, heated towel rail and underfloor heating, while a frosted double-glazed window provides natural light and ventilation.

At the front of the property is a generous reception room featuring high ceilings, a feature fireplace and an impressive square bay

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window overlooking the front garden. The room has a lovely sense of space and retains plenty of the character associated with the building's Victorian origins.

Adjacent to the reception room is the master bedroom, a particularly good-sized double with high ceilings, wood-effect flooring, useful built-in shelving within the alcoves and a window overlooking the garden.

Towards the rear of the property is the fitted kitchen, comprising a good range of white gloss wall and base units with work surfaces incorporating the sink and hob, with an oven beneath. The boiler, oven, hob, extractor, washing machine and fridge are neatly integrated. All white goods will be included in the sale. A window and patio door allow plenty of natural light into the room, while the patio door provides direct access to the rear garden.

The South East facing private garden is a standout feature of the property, wrapping around the side and rear of the flat and backing on to the Devonshire Nature Reserve. A raised sandstone patio extends around the rear of the property, with a further gravelled area providing additional space for seating and a BBQ. The garden offers a lovely combination of patio and planted areas and is perfectly suited to outdoor dining, entertaining or simply enjoying the sunshine.

The second bedroom is situated at the far end of the property and, while smaller than the master bedroom, would make an excellent nursery, home office or guest bedroom. A window overlooks the rear garden.

Devonshire Road is a much-loved residential road stretching from Forest Hill town centre towards Honor Oak. This property occupies a particularly convenient position at the Honor Oak Park end, just a few minutes' walk from the area's independent shops, cafés and local amenities. Honor Oak Park station is approximately five minutes away, offering regular services to London Bridge, Victoria and London Overground connections towards Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington. The popular Horniman Museum and Gardens is also close by, hosting regular farmers' markets, seasonal events and its renowned butterfly house, while the beautiful Sydenham Hill Wood is within easy walking distance.

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Property features

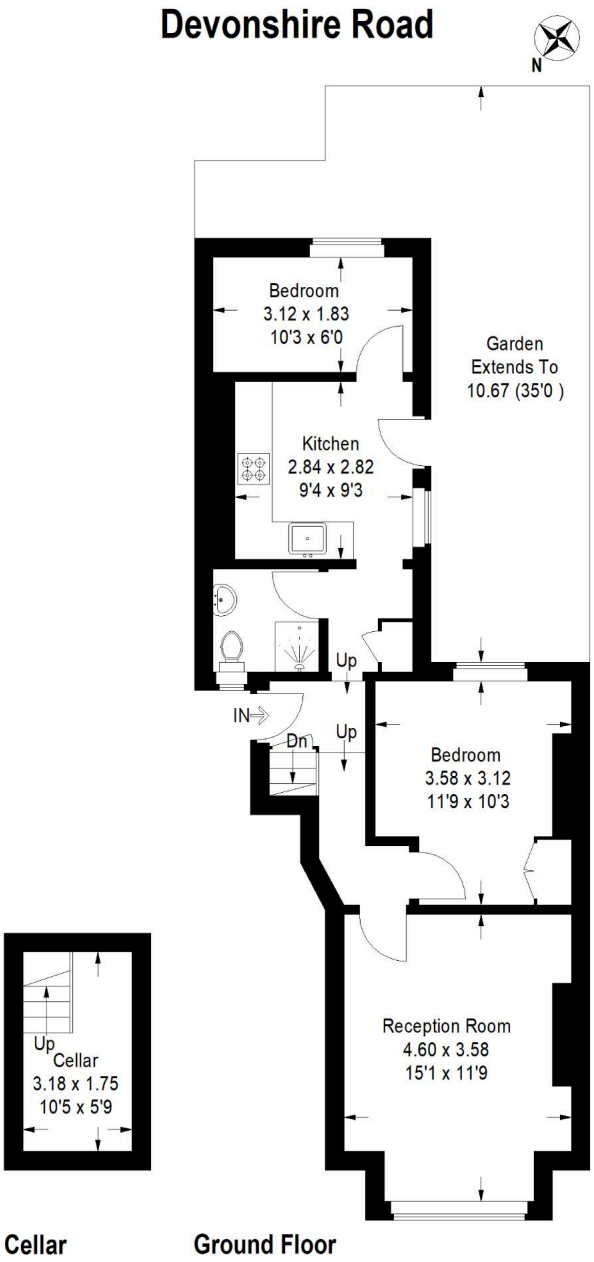
- A charming two-bedroom garden maisonette occupying the ground floor of a Victorian conversion
- Landscaped Southeast facing private garden
- SHARE OF FREEHOLD
- Generous reception room
- Neatly appointed shower room
- Fully fitted kitchen
- Double glazing throughout
- Own entrance
- Close to the amenities of Honor Oak Park, Forest Hill and green open spaces of Horniman Gardens
- Close to Honor Oak Park Station (London Bridge and Overground) and a good selection of schools

Share of Freehold

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Approximate Gross Internal Area = 58.7 sq m / 632 sq ft

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

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