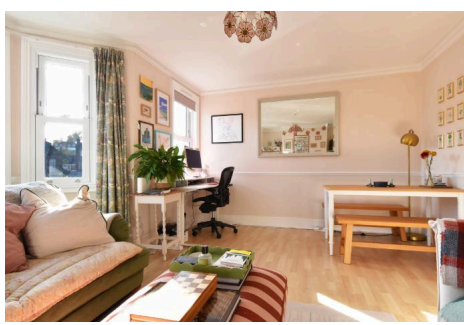


Stondon Park, SE23 1JS • 2 bedroom Flat

£395,000



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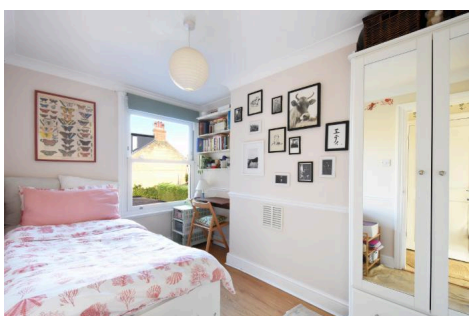
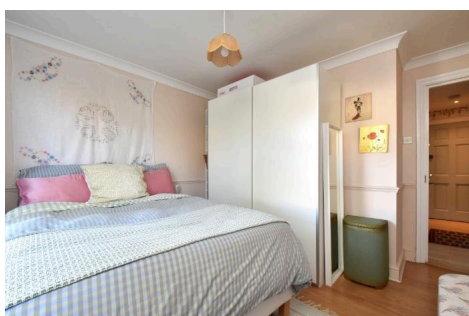
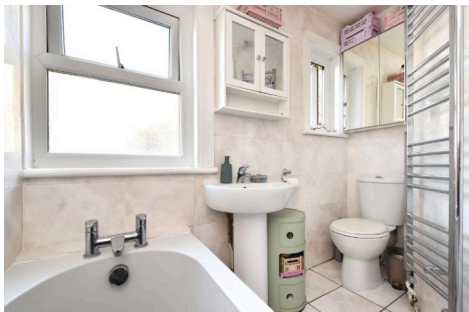
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## Property description



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£395,000

The ideal first home: a bright, beautifully presented two bedroom first floor flat with an east-facing bay-fronted reception room, original cast iron fireplace and brand new sash windows, just over 300 metres from Honor Oak Park station.

Set on the first floor of a handsome red and yellow brick Victorian conversion, this characterful two bedroom flat extends to 673 sq ft. It has high ceilings, generous proportions and plenty of natural light. The current owner has thoughtfully updated it, and the new sash windows throughout make it ready to move straight into.

The house has the kerb appeal you would expect from the period, with deep bay windows, decorative brick detailing and an arched porch. It sits behind a leafy hedge and a gated, shared front garden.

Inside, the Victorian features are still very much in evidence. These include deep cornicing, dado rails and a striking cast iron fireplace, now purely decorative, which makes a lovely focal point. These are paired with modern upgrades, including a new combi boiler, thermostatic radiator valves and a refreshed electrical board.

You enter through your own front door at the top of the stairs. A welcoming hallway gives access to every room and has useful space for coats and shoes.

The standout room is the generous reception. The east-facing bay and side windows, replaced in April 2026, fill it with morning sun. There is room for a sofa-and-dining arrangement and a home working area, and the alcoves either side of the fireplace suit freestanding shelving.

The kitchen is fitted with painted wall and base units, wooden worktops, a four-ring gas hob, built-in oven and extractor, and a window overlooking the side. Terracotta-style floor tiles add warmth.

The main bedroom is a calm, light-filled double. Two new sash windows look out over leafy treetops, so it is peaceful and private. The second bedroom is also a comfortable double, with a recess currently used for shelving and a desk. It suits a guest room, nursery or home office.

The bathroom has a panelled bath with mixer tap, pedestal basin, WC and a chrome heated towel rail, and is fully tiled.

Outside, there is a shared front garden with a secure gate, and a private storage container belonging to the flat.

#### Location

Stondon Park is a quiet residential street, and one of its biggest draws is how easily it connects you to the rest of London. Honor



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Oak Park station is just over 300 metres away, a few minutes' walk along residential streets. That makes it a short, simple and reassuring walk home after a late train. The neighbours on both sides are friendly, and the street has a settled, community feel.

Honor Oak Park is served by London Overground, with trains roughly every 7 to 8 minutes through Canada Water (Jubilee line) and Whitechapel (Elizabeth line) to Shoreditch, Dalston and Highbury & Islington. Wapping is around 14 minutes away and Shoreditch's Hoxton around 23. Southern services also run to London Bridge and Victoria.

Crofton Park station is around half a mile (roughly 800 metres) away. It offers a different set of connections, with Thameslink services through Peckham Rye, Denmark Hill and Elephant & Castle to London Blackfriars in around 21 minutes, and on to City Thameslink and Farringdon. Together, the two stations give you two distinct routes into central London.

The independent cafés, pubs, bakeries and restaurants of Honor Oak, Brockley and Forest Hill are close by, as are open spaces including One Tree Hill, Hilly Fields and Brockley and Ladywell Cemeteries. Several well regarded primary schools are also nearby.

### Property features

- A charming two double bedroom first floor flat
- Located a short walk from Honor Oak Park station
- Well furnished kitchen
- Generous reception room
- Double glazing throughout
- Well appointed bathroom with a window
- Internal floorspace of 673 sqft 62.5 sqm
- Charming Victorian conversion
- Close to the amenities of Honor Oak Park, Crofton Park and green open spaces of Blythe Hill Fields
- Close to Honor Oak Park Station (London Bridge and Overground) and Crofton Park station

Leasehold · Council tax band C



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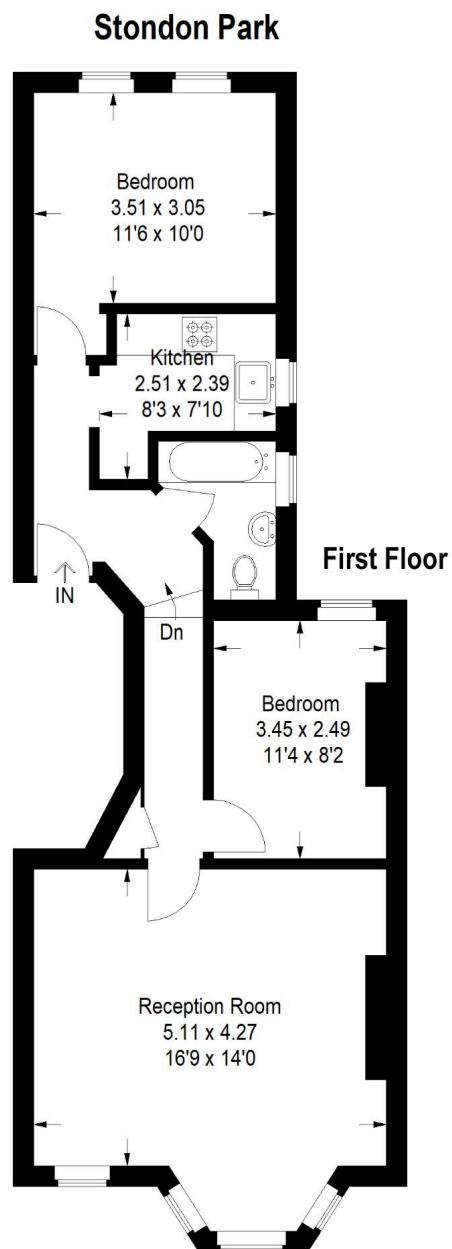
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Approximate Gross Internal Area  
62.5 sq m / 673 sq ft



Illustration for identification purposes only,  
measurements are approximate.  
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