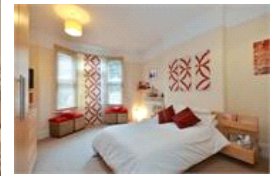


Honor Oak Park, SE23 (1 bedroom Flat)

£450,000 (OIEO)



## property description

Literally a stone's throw from Honor Oak Park station is this stunning and much larger than average one bedroom garden flat. The sense of space in this flat is heightened throughout due to the high ceilings in all of the rooms and the bay windows in both the reception and the bedroom. The kitchen/diner has a utility room and the property further benefits from a useable basement room (restricted ceiling height) with electrics, built in wardrobes and full carpeting. The icing on the cake is the gloriously private SOUTH WEST facing garden. The property is located literally over the road from Honor Oak Park station where there are regular services to London Bridge (around 15mins) as well as London Overground services to Shoreditch and Highbury and Islington. The trendy high street at Honor Oak Park boasts a range of independent shops, cafes, bars, a deli and several highly-recommended restaurants. A short walk in the other direction gives access to thriving Forest Hill, with its pubs, independent shops, restaurants and highly regarded gym and swimming pool. Nearby green leaf...

## property features

- 1 bed ground floor period garden flat
- Private entrance from street
- Private SOUTH WEST facing garden
- Versatile basement room
- Victorian period conversion with plenty of character
- Kitchen dining room with utility area
- Generous Reception room
- Bathroom

ALPS Estates Ltd trading as Pickwick Estates  
47 Honor Oak Park Honor Oak  
London, SE23 1EA, United Kingdom  
Reg No : 7444750  
Registered in England

Telephone : 020 3397 1166  
Website : <https://www.pickwickestates.co.uk>





**Energy Performance Certificate**

Property Name: Honor Oak Park  
 Location: SE23 3LH  
 Date of assessment: 01/04/2011  
 Reference number: 0206-2091-0211-1000-0014  
 Type of assessment: Standard Energy Rating

The overall energy rating is based on a range of the energy use and the carbon output of the property. Energy efficiency is based on the energy use and the carbon output of the property. The energy use and the carbon output of the property are based on the energy use and the carbon output of the property.

**Energy Efficiency Rating**

A	B	C	D	E	F	G
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**Environmental Impact Rating**

A	B	C	D	E	F	G
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**Estimated energy use, carbon dioxide (CO2) emissions and fuel costs of this home**

Energy use	CO2 emissions	Fuel costs
Gas	15.2 tonnes per year	£1,100 per year
Electricity	4.1 tonnes per year	£450 per year
Oil	0.0 tonnes per year	£0 per year
Coal	0.0 tonnes per year	£0 per year
Other	0.0 tonnes per year	£0 per year
<b>Total</b>	<b>19.3 tonnes per year</b>	<b>£1,550 per year</b>

**Notes:**  
 The energy use and the carbon output of the property are based on the energy use and the carbon output of the property. The energy use and the carbon output of the property are based on the energy use and the carbon output of the property. The energy use and the carbon output of the property are based on the energy use and the carbon output of the property.

For Full EPC information, click [here](#)