



Forest Hill Road, SE23

**Guide Price £525,000**

Brand new two-bedroom, two-bathroom apartment located in a period style new build close to Honor Oak Park and East Dulwich. Measuring over 730 Sq ft with direct access to a private garden. Good spec kitchens and bathrooms and sold with share of freehold.



## DESCRIPTION

The property is located in a brand new development built in a sympathetic period style.

Located close to Honor Oak Park and bordering desirable East Dulwich, with the green spaces of Peckham Rye Park, and Brenchley Gardens close by.

Good specification throughout with dual aspect open plan kitchen / reception spanning an impressive 21 foot. Two double bedrooms, two bathrooms (one en-suite), and generous ceiling heights throughout.

The property benefits from direct access to a private wrap around garden and is sold with share of freehold. Generous size spanning over 730 sq ft.

Closest station is Honor Oak Park with its frequent service allowing a fast and seamless commute into central London.

## AT A GLANCE

- 2 double bedrooms
- Private garden
- Great specification throughout
- New build in period style
- East Dulwich borders
- Close to Peckham Rye Park, and Honor Oak Park Station
- Share of Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





## LOCATION

Location: Conveniently located within approx. 0.5 miles of Honor Oak Park and within less than 1 mile of Forest Hill Overground and mainline stations with connections across the capital including around 35 minutes commute door to door to Shoreditch High Street, around 30 minutes to Canary Wharf and approximately 45 minutes to Highbury & Islington.

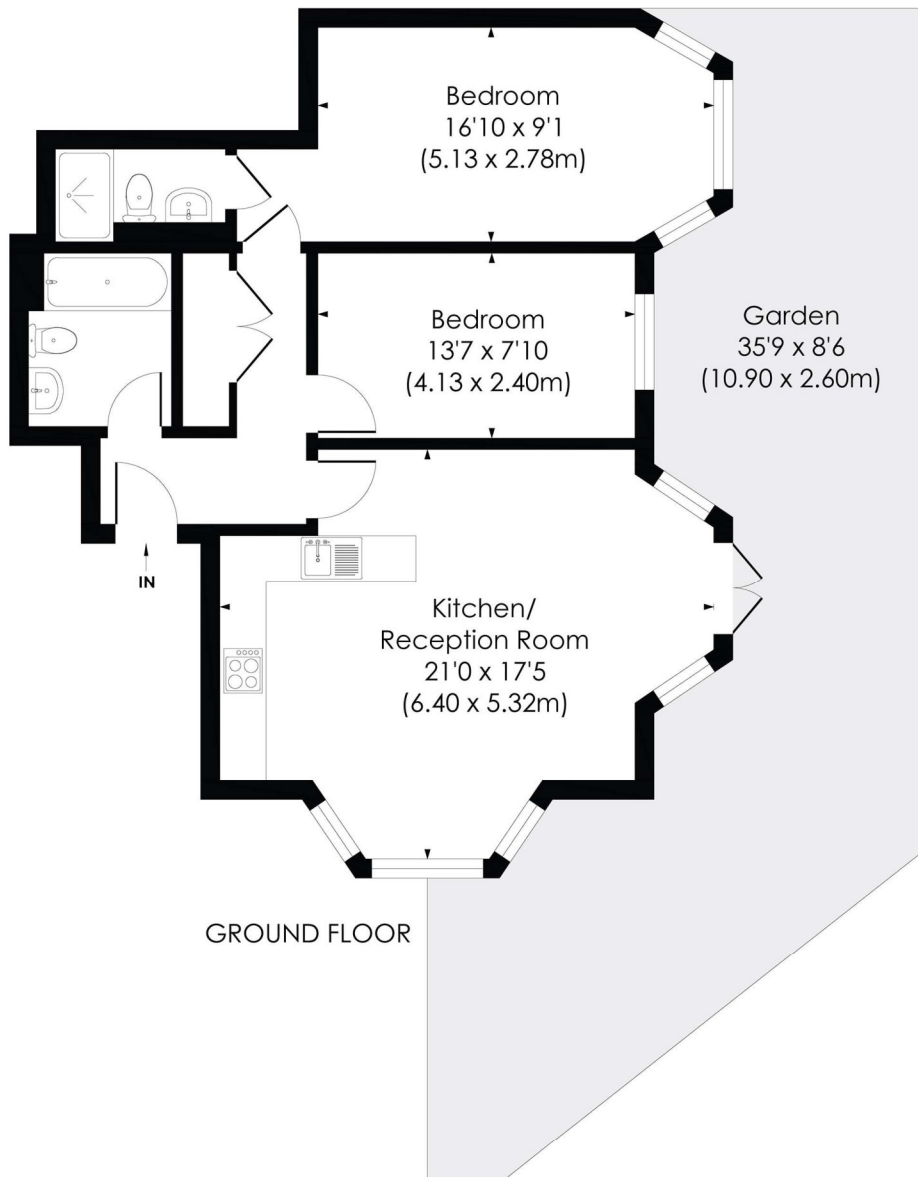
Locally there is a great selection of green spaces including Benchley Garden, Peckham Rye Common & Park as well as Horniman Museum & Gardens.

On your doorstep there is a superb choice of local amenities including independent bars, cafes, restaurants and boutiques with both Honor Oak, Forest Hill, Dulwich and Peckham all within walkable distance.

# FOREST HILL ROAD, SE23

Approx. Gross Internal Floor Area

**731 Sq. ft/67.93 Sq. m**



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PROPERTY MARKETING

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