



Honor Oak Park, SE23  
£365,000

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# In general

- Spacious open plan kitchen/reception room
- Modern bathroom suite
- One double bedroom
- A study room
- New carpet
- Private patio
- 0.1 miles to Honor Oak Park Station

# In detail

A large, newly decorated one bedroom flat for sale set just moments from Honor Oak Park station. Offered chain free.

This newly decorated period property comprises a spacious open plan kitchen/reception room, one modern bathroom suite, one double bedroom and a study room.

Further benefits include brand new carpet, an abundance of light, a private patio and so much more.

The property is situated less than 0.1 miles to Honor Oak Park Station and only 0.5 miles to Crofton Park Station offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations.

The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, parks and cafes.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.

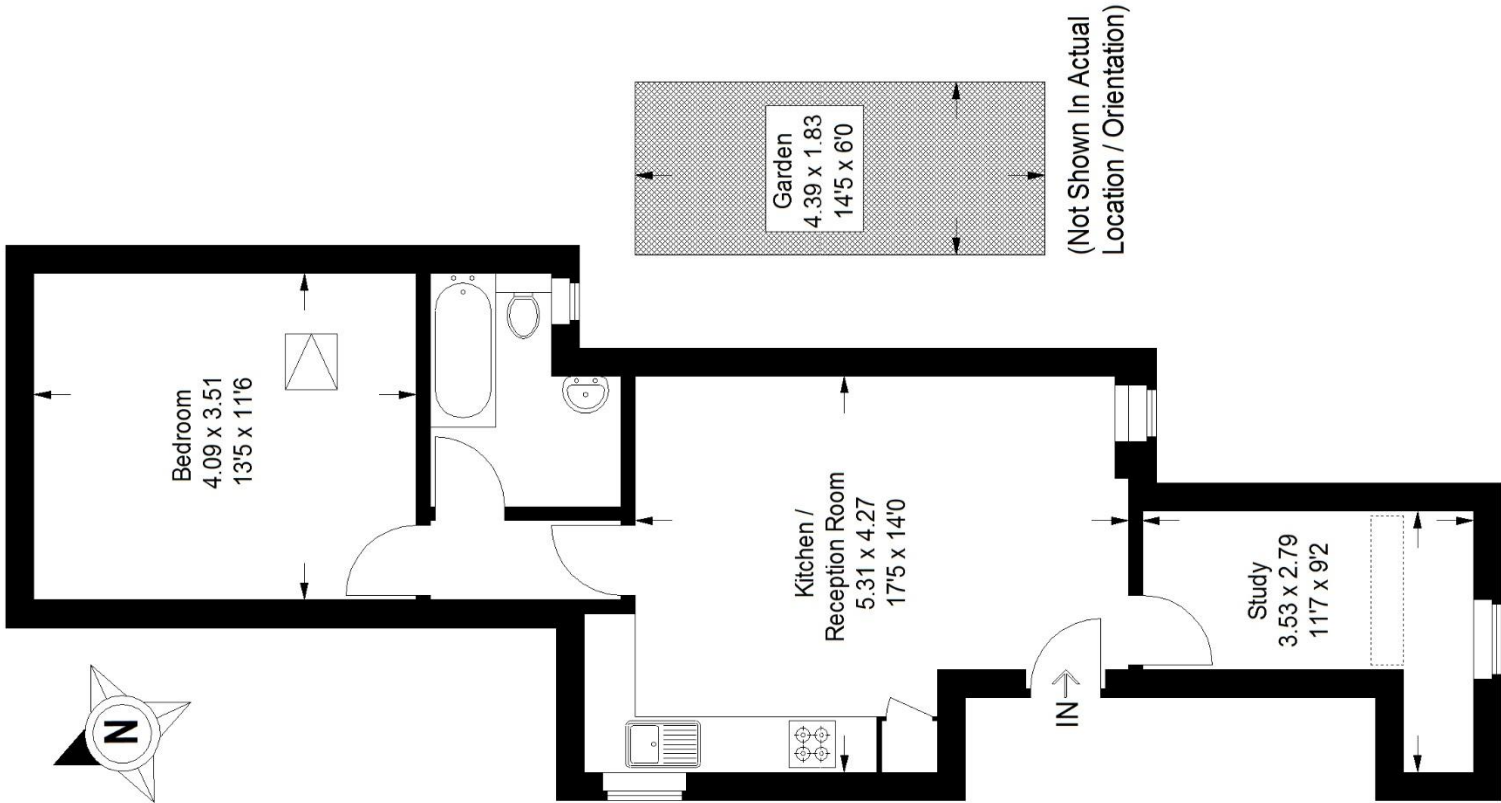
EPC: D | Council Tax Band B | Lease: 92 years remaining (a further 90 years to be granted upon completion) | SC: As and when | GR: £250 pa | BI: TBC



# Floorplan

## Honor Oak Park SE23

Approximate Gross Internal Area  
50.2 sq m / 540 sq ft



### First Floor

 = Reduced headroom below 1.5 m / 5'0

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RICS - Code of Measuring Practice. Not drawn to Scale. Windows  
and door openings are approximate. Please check all dimensions,  
shapes and compass bearings before making any decisions  
reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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