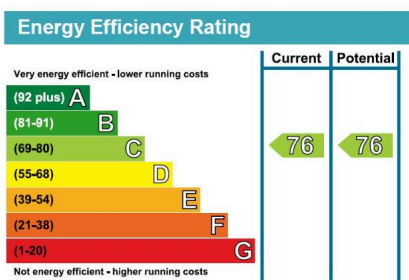


32b , Gabriel Street , SE23 1DT · 1 bedroom Flat

£1,600 pcm



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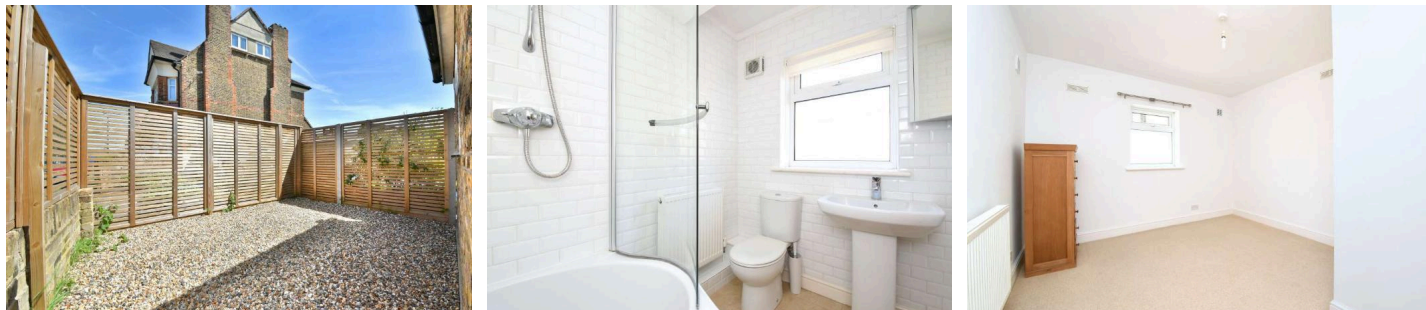
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## Property description

Neutrally decorated throughout is this lovely ground floor one-bedroom maisonette with its own sunny private patio garden. The flat is very unique in that it has its own front door and the garden wraps around the property which is enclosed by wall and horizontal slatted fence.

As you enter the property there is a hallway leading to all the rooms, to the right is a newly fitted, fully tiled bathroom suite with shower enclosure over the bath and a double-glazed window to the front, to the right of the hallway is the bedroom which is carpeted with a double-glazed window and is detached from the rest of the house making this room very private and quiet.

The rest of the flat is made up of a modern open planned kitchen reception room. The kitchen is well designed to maximise space and is finished in a stylish design with integrated appliances, tiled flooring and fashionable white underground brick tiled splashbacks. The reception room is carpeted with a large double-glazed window illuminating the room.

The property is located on the corner of Gabriel Street and Lessing Street in Honor Oak Park, within close proximity of 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. There is also easy access to the Thameslink line at Crofton Park station (around 15 mins walk) for Blackfriars, Farringdon and Kings Cross.

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 leafy open spaces can be found at Blythe Hill Fields, One Tree Hill and Horniman Gardens all offering fantastic views of the London skyline. Available October 2025. Viewings commence on the 23rd September 2025



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### Property features

- Superb one bedroom maisonette with a private patio garden
- Own front door and patio garden
- Stylish open planned kitchen with integrated appliances
- New refurbished bathroom with shower enclosure above the bath
- Good size double bedroom
- Close to Honor Oak Park station, Blythe Hill Park and local amenities
- Available October 2025
- Viewings commence on the 23rd September 2025
- Council Tax Band C



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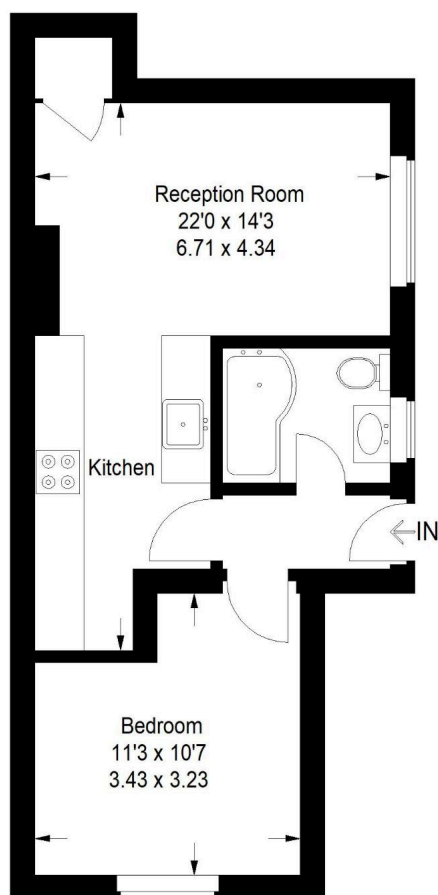
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### Ground Floor

Approximate Gross Internal Area  
408 sq ft / 37.9 sq m

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



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