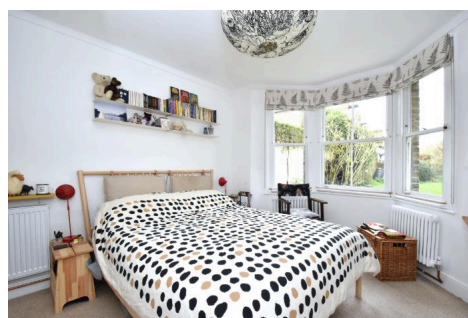
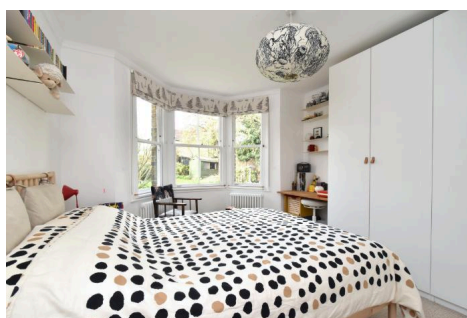


126a , Stondon Park , SE23 1JS · 2 bedroom Flat

£1,850 pcm



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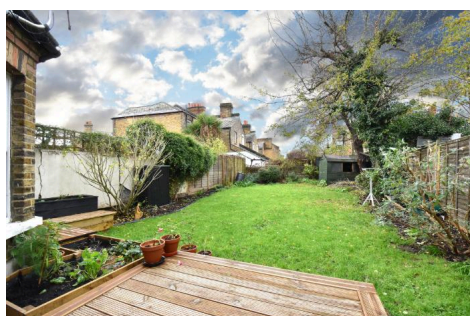
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## Property description

A charming ground floor 2 double bedroom GARDEN flat in the heart of Honor Oak Park. The flat occupies the whole of the ground floor of this stunning Victorian end of terrace house.

The property is extremely well presented throughout, offering well laid out accommodation, plenty of character and direct access to a large WEST facing communal rear garden that has been neatly maintained.

The property offers well-proportioned living accommodation that is practically laid out with the bedrooms and bathroom at the rear of the property with the kitchen and lounge to the front. Entrance to the flat is on the ground floor through a well-maintained communal hallway.

Upon entry there is a hallway that runs the length of the flat providing access to all rooms.

At the front of the building is a charming reception room that has been stylishly decorated with calming hues and has exposed wood flooring. The room has very high ceilings with cornicing, a beautiful period feature fireplace, shelving in the alcoves and two large original sash bay windows that fills the room with natural light, beneath the window is a seating bench which lifts up for additional storage.



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The next room along the hallway is a contemporary fitted kitchen has plenty of wall and base mounted units on either side of the room, with stunning solid wood worktops above housing the hob with oven below and extractor above. The sink is set to the side in a marble worktop with a tiled splashback that wraps around the room. All the appliances are integrated and there is nice cork flooring underfoot.

There is a large sash window to the side return which has another solid wooden bench to perch on, a radiator beneath makes this a very cosy spot! Adjacent is the patio door that leads out to the garden.

The garden is WEST facing which catches the afternoon/evening sun There is a large deck area that wraps around the rear and side return, offering plenty of space for entertaining in the warmer months. This whole area is designated to the flat, the rest of the garden is shared with the flats upstairs. There is also direct access to the front of the house via a side gate which provides easy access for gardening or bikes and buggies. Beyond the decking is the main garden area which is a large lawn area that is surrounded by borders with plants and shrubs.

In the middle of the property is a lavishly decorated bathroom which is clad in stunning green metro tiles and a funky wallpaper. There is a bath with a shower above and glass screen, a heated towel rail for additional creature comfort, a wash hand basin and a toilet that sits under a window that allows for natural light and ventilation.

At the rear of the property are the two bedrooms, the first is the smaller of the two and makes a good spare room, kids bedroom or an office. The floors are carpeted and there is a double-glazed window to the side return.

The bedroom at the back is a good size double, its tastefully decorated with carpeted flooring and benefits from a lovely bay sash window that has nice views over the garden.

The flat is within close proximity to both Honor Oak Park Station (London Bridge and Overground) and Crofton Park Station (Blackfriars and St Pancras). A range of amenities can be found locally including great shops, bars, cafe's and restaurants as well as green open spaces such as Blythe Hill fields, One Tree Hill and Horniman gardens. There are also some great primary schools close by such as Stillness School and Dalmain primary.

Available mid-January 2023.



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## Property features

- 2 double bedroom GARDEN flat
- The property offers well-proportioned living accommodation
- Reception room that has been stylishly decorated
- Contemporary fitted kitchen
- Direct access to a large WEST facing communal rear garden
- Close proximity to both Honor Oak Park Station (London Bridge and Overground) and Crofton Park
- Available mid-January 2023
- Part furnished/ negotiable



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**STONDON PARK, SE23**Approx. Gross Internal Floor Area  
**638 Sq. ft/59.30 Sq. m**

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



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