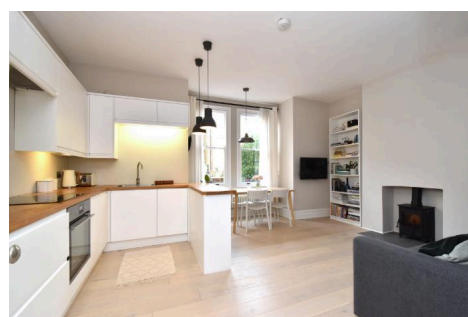


11a, Benson Road , SE23 3RL · 2 bedroom Flat

£1,900 pcm



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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## Property description

AVAILABLE NOW. SHORT LET ONLY - Beautifully presented two double bedroom maisonette with a SOUTH facing private rear garden, situated on the ground floor of this stunning semi-detached Victorian house..

Benson Road is one of Forest Hill's premier quiet residential streets close to Forest Hill station with an abundance of local amenities and a wonderful local community.

The house is set back from the street by a walled front garden that is nicely landscaped and as a ground floor maisonette the flat benefits from its own front door.

The whole flat benefits from having plenty of period character such as high ceilings, original sash windows and fireplaces.

Upon entry is a hallway with wooden flooring that leads to all the rooms and gives access to a handy store cupboard. The hallway leads to the rear of the building where there is access to the rear garden.

At the front of the house is a generous kitchen reception room which has a centrepiece fireplace housing an integrated wood burner. A large square bay sash window illuminates the room with natural light and the floors are stylish engineered bleached Oak.



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The kitchen is set to one side of the room and has an abundance of wall and base units with integrated appliances, plenty of storage and worktop space. The kitchen is separated from the reception room by a breakfast bar.

To the rear of the flat are the two double bedrooms, the master has high ceilings and a double glazed window that over looks the rear garden. Adjacent is the second bedroom with is a good size double and also overlooks the rear garden through a large sash window.

The hallway leads to the back of the property where there is direct access to the garden and a luxurious bathroom.

The bathroom has been recently renovated nicely decorated in fashionable white underground/metro wall tiles and wood effect floor tiles. The 3 piece bathroom suite has stylish matt black fittings, including a shower above the bath with a glass screen and a heated towel rail. The boiler is housed in a cupboard next to a double glazed window that offers natural light and ventilation.

The rear garden is a good size, approximately 28' x 16' and its SOUTH facing making it a real sun trap. There is a patio area closest to the house with a shed and a lawn bordered by mature plants and shrubs. The garden has a lovely tranquil secluded feel thanks to it being surrounded by large trees.

Benson Road is a much-loved street stretching from Forest Hill town centre to Honor Oak. This home is at the Forest Hill end, in the conservation area, only a few minutes' walk to the independent shops and cafes found nearby and the magical Devonshire Road nature reserve. The station is just 5-minutes away, has services to London Bridge, Victoria and London Overground links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington. At the end of the street is St David's which is the prettiest coffee shop you could wish for, there are superb comedy nights at The Signal and The Sylvan Post does excellent food along with some great pizza places. You'll also find a Sainsbury's, Post Office, WH Smiths, Boots, delicatessens and modern swimming pool/leisure center. Horniman Museum and Gardens is very close and holds regular farmers' markets, great summer events and a butterfly sanctuary, while Sydenham Woods is also within walking distance. Honor Oak Park is also within easy reach with an array of additional amenities and there is a number of highly rated primary schools locally such as Fairlawn which is just near the top of the street. This is a great property in a superb location, contact us now to arrange an appointment..



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11a, Benson Road , SE23 3RL · 2 bedroom Flat

£1,900 pcm

## Property features

- Beautifully presented two double bedroom maisonette
- Set within a stunning semi detached Victorian house
- South facing private rear garden and a neat walled front garden
- Newly renovated stylish bathroom with shower above the bath
- Good size kitchen reception room
- Kitchen is fully fitted with integrated appliances and a breakfast bar
- Reception room has high ceilings, a wood burner and sash windows
- AVAILABLE NOW- SHORT LET ONLY
- Close to Horniman gardens and Devonshire Road nature reserve
- Close to Forest Hill station (London Bridge and Overground connections)



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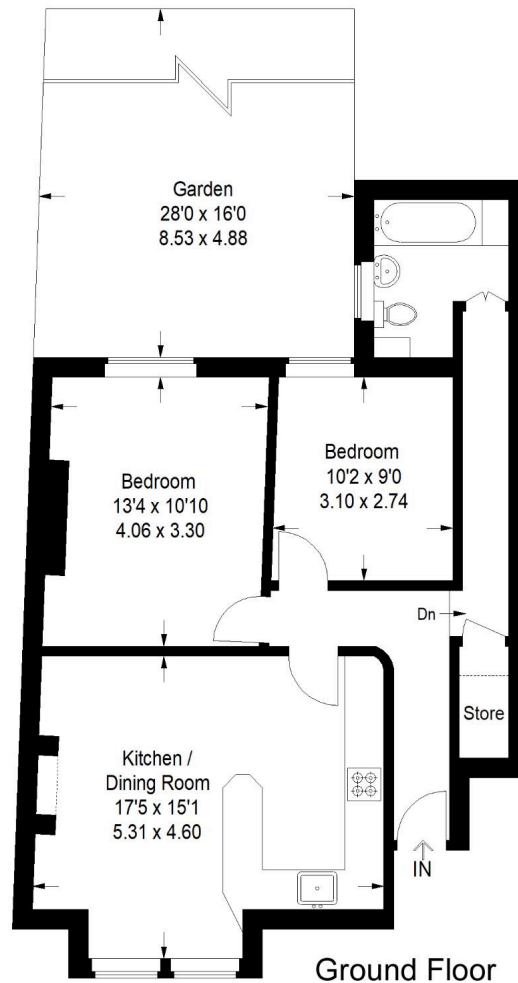
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## Benson Road



 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area  
664 sq ft / 61.7 sq m

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



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