

16b , Stillness Road, SE23 1NQ · 1 bedroom Flat

£1,550 pcm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		



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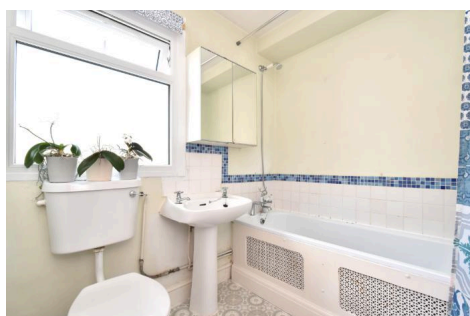
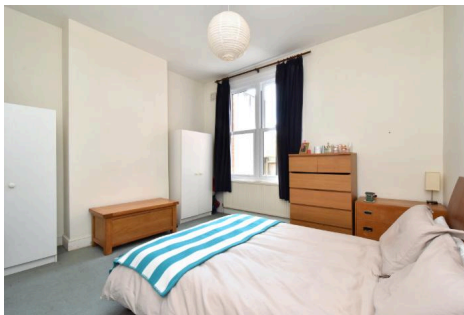
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Property description

A charming one-bedroom, GARDEN flat, AVAILABLE beginning of September and let unfurnished.

Occupying the ground floor of this handsome mid terrace Victorian conversion. The property is located on Stillness Road which is a popular residential, one way street close to the green open spaces of Blythe Hill Fields as well as local amenities of Brockley Rise, Honor Oak Park and the rail station.

The property is set back from the street by a neat front garden with a path leading to the front door and the flat benefits from relatively new double glazed sash windows throughout.

Upon entry there is a hallway that has generous storage under the stairs.

The bright front reception room has carpeted flooring, high ceilings and a lovely bay sash window that fills the room with natural light.

Adjacent, located in the middle of the flat, is a generous double bedroom that also has high ceilings, carpeted flooring and a large sash double glazed window that looks out to the garden and offers plenty of natural light.



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At the end of the hallway is the kitchen dining area which has wall and base mounted units with wood effect worktops housing the hob with oven and extractor on the far side of the room and a sink that sits neatly under a window looking out to the side return. The floors have been recently replaced with lino tiles and there is space in the middle of the room for a dining room table and chairs.

A doorway at the end of the room leads to a hallway that gives access to the bathroom and the garden.

The bathroom has lino tiled floors and tiles around the bath which has a shower above and is accompanied by a toilet and a wash hand basin with vanity unit above. There is also a very large storage cupboard and a frosted window allows for natural light and ventilation.

The garden is split front to back with the upstairs flat who have access via a cast iron staircase. The ground floor flat has a patio area that wraps around the back of the house and into the side return, a nice spot for al fresco dining in the warmer months or a coffee in the morning.

Stillness Road is within 500 meters 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. There is also a very good selection of Outstanding and Good primary schools nearby, the closest of which is Stillness School which is literally next door! This is an amazing opportunity to buy a truly wonderful family home in an exceptional location.



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Property features

- Charming 1 bedroom ground floor with garden
- Bright and spacious front reception room
- Generous double bedroom
- Recently fitted double glazed sash windows throughout
- Let unfurnished
- AVAILABLE beginning of September 2023
- Kitchen dining room
- Quiet residential one way street in the heart of Honor Oak Park
- Close to local amenities of Honor Oak Park and green open spaces of Blythe Hill Fields
- Close proximity to Honor Oak train station



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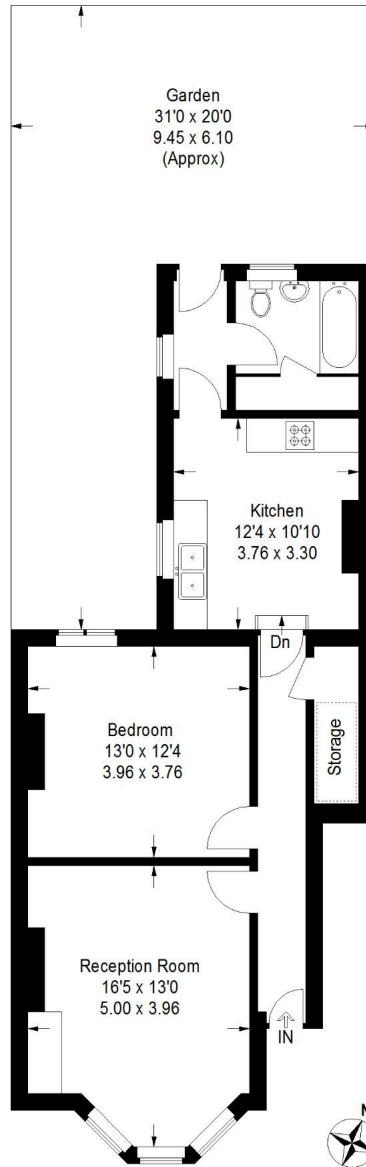
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Stillness Road



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area = 690 sq ft / 64.1 sq m

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



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