



5a, Netherby Road , SE23 3AL · 2 bedroom Flat

£1,650 pcm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



ALPS Estates Ltd trading as Pickwick Estates

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

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These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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Property description

AVAILABLE NOW!! A lovely 2-bedroom flat (one double and a single 8'4" x8'3" / 2.5m x2.5m) set on the ground floor of this handsome double fronted Victorian conversion. The property benefits from being nicely decorated, double glazing, private off street parking, direct access to a private patio and communal gardens to the rear. Ideal property for a professional couple. The landlord is happy to rent this property on a long letting term.

Netherby Road is one of SE23's premier locations, found between Forest Hill, Honor Oak Park and East Dulwich allowing this flat to benefit from all the amenities these areas have to offer!

The building has great kerb appeal with its red brick Victorian façade and sash windows on this grand double fronted house. The property is set back from the street with steps leading up to a raised ground floor entrance.

Upon entry to the flat there is a hallway offering access to all areas. At the front of the property there is an open plan kitchen reception room which has high ceilings and plenty of natural light from large windows. The kitchen is located at the back of the room with a 'L' shaped worktop with plenty of storage cupboards. The oven and hob are integrated with the extractor above accompanied by the sink with drainer.

The bathroom is located in the middle of the flat, its partially tiled with a white bathroom suite, (a toilet, wash hand basin and the



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bathhtub has a shower attachment above with a glass screen).

Also, in the middle of the flat is the smaller of the two double bedrooms. Window to the side return offers natural light and views to the garden.

At the far end of the property is the main bedroom which has laminate flooring and a double-glazed window with nice views over the communal garden to the rear. To the side there is a door leading to the patio garden.

The communal garden is accessible from the front entrance with access via the side return. Its neatly manicured with a large lawn surrounded by mature plants and trees, a nice secluded outside space to escape to on a warm sunny day as well as a pleasant outlook from the main bedroom.

Netherby Road is one of Forest Hill's premiere residential streets, offering a selection of excellent schools, good transportation links such as and green open spaces such as Brenchley Gardens, Peckham Rye and Horniman Gardens with its famous museum. There are plenty of local amenities nearby on Forest Hill Road and Honor Oak park including shops, supermarkets, delis, cafes and a couple of great local pubs.

Property features

- Ground floor two bedroom flat (one double and a single bed (8'4" x8'3" / 2.5m x2.5m)
- Open plan kitchen/reception room
- Double fronted Victorian conversion
- Nicely decorated throughout
- Private patio and communal gardens
- Forest Hill's premiere residential streets
- Honor Oak Park station nearby (Overground and NR to London Bridge)
- PRIVATE OFF STREET PARKING!
- AVAILABLE NOW!!
- Ideal for a professional couple



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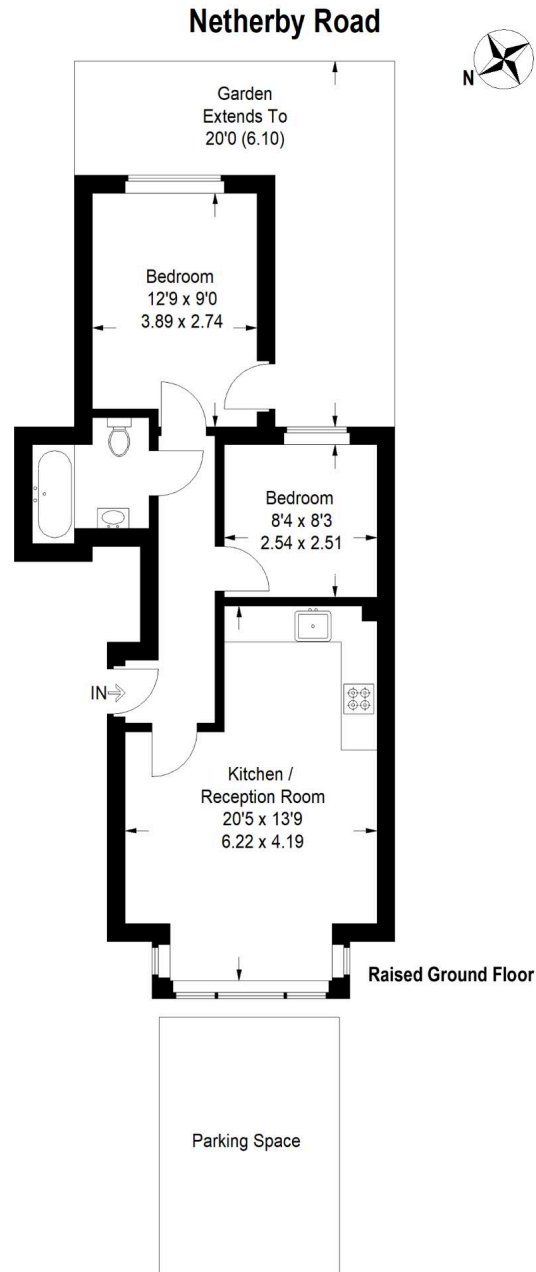
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Approximate Gross Internal Area
530 sq ft / 49.2 sq m

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



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