

67, Woolstone Road, SE23 2TQ · 2 bedroom Flat

£2,200 pcm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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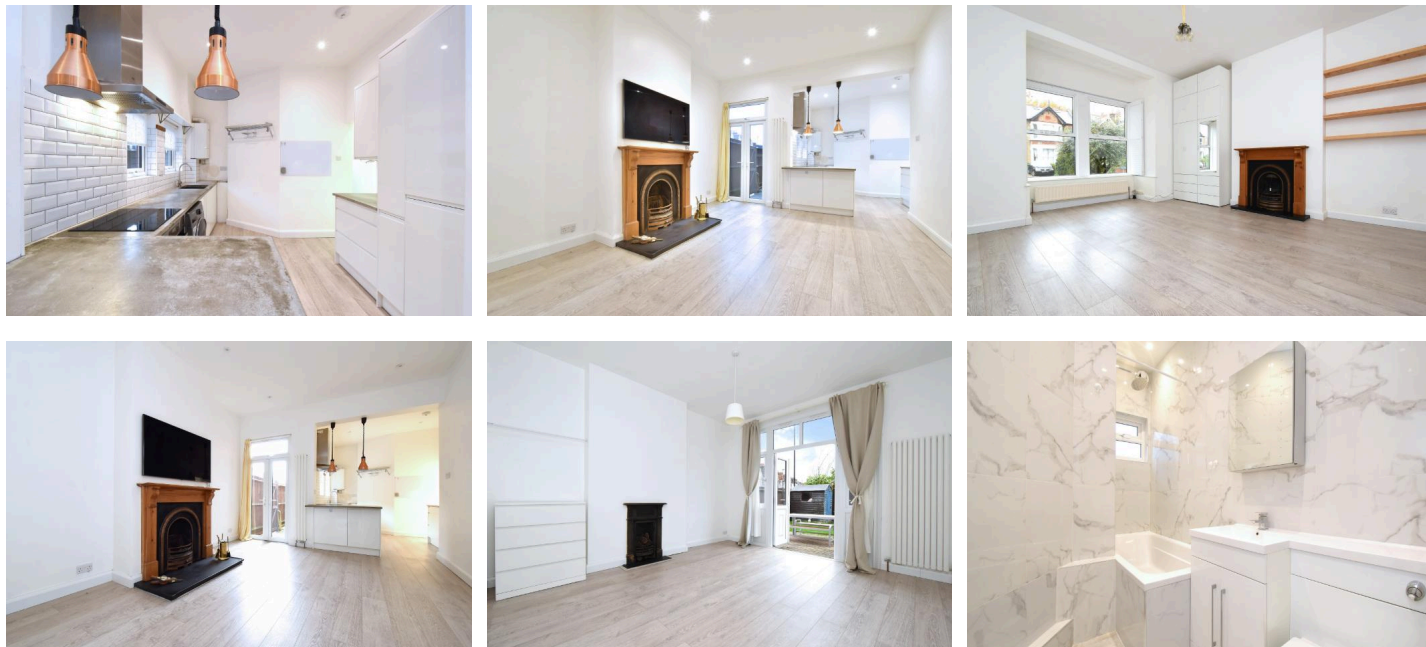
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## Property description

Available August 2026. A beautifully presented 2 double bedroom ground floor garden flat in this lovely end of terrace Victorian house. The flat benefits from off street parking, double glazing, light grey laminate floors that run throughout the property and a private SOUTH facing rear garden with side return access.

Upon entry there is hallway that leads to the kitchen which has plenty of white gloss units and smart concrete worktops housing the hob with extractor above and the sink that sits neatly under a couple of windows. Most of the appliances are integrated except for the washing machine which is set under the counter.

The reception room is open plan to the kitchen, it has a feature fireplace and double glazed french doors that offers direct access to the rear garden.

At the front of the flat there is a large double bedroom which has high ceilings, a feature fireplace and a square bay window that is furnished with plantation shutters.

The bathroom is located in the middle of the flat, its luxuriously fitted with floor to ceiling wall tiles and a contemporary 3 piece bathroom suite with the shower located above the bathtub.



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The bedroom at the rear is also a very good size double bedroom, this room benefits from high ceilings, a cast iron feature fireplace, nice views and direct access to the rear garden via double glazed french doors.

The private rear garden is SOUTH facing with a good size with a patio area closest to the house that wraps around the side return where there is direct access to the side street, offering easy access for bikes and gardening. Beyond the patio is a lawn area and a shed at the bottom of the garden for gardening equipment and the like.

The nearest stations are Forest Hill (0.6 miles) with services to London Bridge and the Overground connections. Catford, Catford Bridge (0.7 miles) is also nearby with regular services to Victoria, Blackfriars, Cannon Street and Charing Cross. For families with young children, there are two primary schools nearby within walking distance, Rathfern School and Kilmore School, both are rated 'outstanding' by Ofsted. There is an abundance of local amenities from Forest Hill high street, Catford and Lower Sydenham.

## Property features

- 2 DOUBLE bedroom ground floor Victorian conversion
- Sunny SOUTH facing private rear garden with side access
- Modern kitchen
- Reception room with high ceilings
- Luxurious family bathroom
- Grey laminate flooring throughout
- Double glazing throughout
- Available August 2026
- Close to Forest Hill and Catford stations
- Close to amenities, open green spaces and a selection of excellent schools



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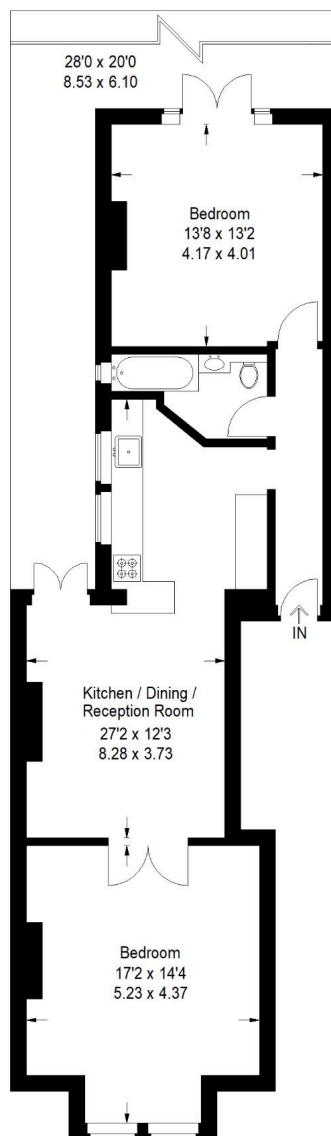
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## Woolstone Road



## Ground Floor

Approximate Gross Internal Area  
809 sq ft / 75.2 sq m

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



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