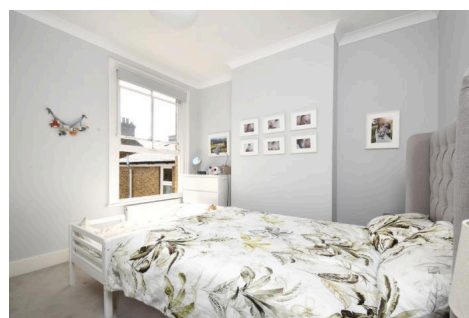
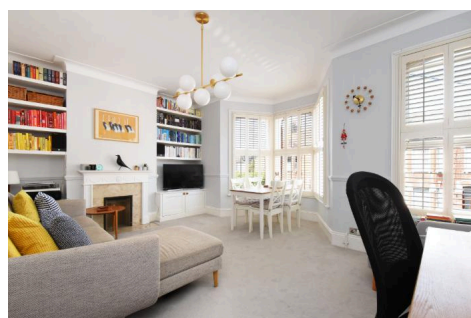
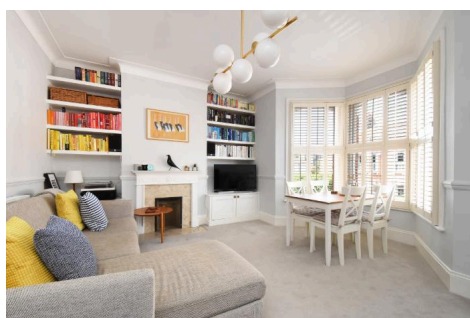


Flat 2, 47, Bovill Road, SE23 1EX · 2 bedroom Flat

£475,000



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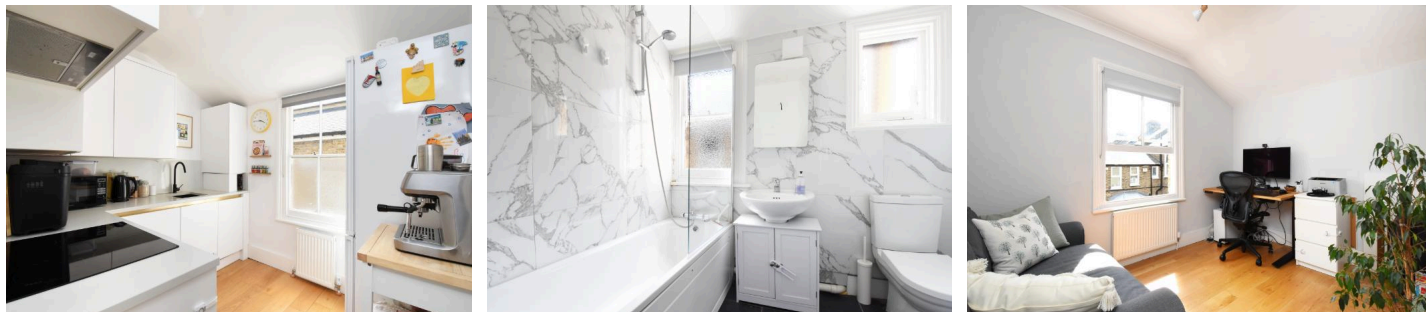
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Flat 2, 47 , Bovill Road , SE23 1EX · 2 bedroom Flat

£475,000



Property description

Occupying the entire first floor of this handsome red-brick Victorian terraced house is this charming two double bedroom conversion flat, extending to 749 sq ft (69.6 sqm). Presented in excellent condition throughout and offered to the market chain free, this delightful home is ideally suited to first-time buyers seeking a characterful property in the heart of Honor Oak Park.

Bovill Road is a peaceful residential street tucked away in the heart of Honor Oak Park, within easy walking distance of the local high street and Honor Oak Park station, offering London Overground services and direct National Rail links to London Bridge.

This attractive Victorian home is set back from the street behind a walled front garden, with a traditional black-and-white tessellated tiled pathway leading to the front porch and communal entrance. The private front door to the flat is located on the ground floor, with stairs rising to a bright and spacious first-floor landing.

The impressive reception room spans the full width of the property and is flooded with natural light from a beautiful west-facing bay sash window and an additional side window, both dressed with plantation shutters. The westerly aspect ensures the room enjoys wonderful afternoon and evening sunshine. A feature fireplace, bespoke fitted cabinetry and shelving within the alcoves further enhance this inviting living space.

Adjacent is a generous principal bedroom featuring high ceilings, fitted carpeting and a rear-facing sash window that welcomes the morning sun.

The contemporary bathroom is fully tiled and fitted with a bath and shower above, wash hand basin with vanity storage, and WC. Two frosted windows provide excellent natural light and ventilation.

The stylish kitchen was thoughtfully installed by the current owners and offers an excellent range of wall and base units, an induction hob with extractor hood, deep bowl sink with matt black mixer tap, and attractive wooden flooring. A side-facing sash window ensures the space remains bright throughout the day.



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To the rear of the property is a further well-proportioned double bedroom with wooden flooring and a sash window enjoying pleasant views across neighbouring gardens and beyond.

Bovill Road is one of Honor Oak Park's most sought-after residential streets, just a few minutes' walk from the station, providing swift access to London Bridge, Canada Water, Shoreditch and the wider London Overground network. The vibrant high street offers an excellent selection of independent cafés, restaurants, pubs, bars, shops and a popular deli. Nearby Forest Hill provides an additional array of amenities, including independent retailers, eateries, a leisure centre and swimming pool.

The area is particularly renowned for its abundance of green open spaces. Residents can enjoy nearby One Tree Hill, Blythe Hill Fields with its panoramic views across London's skyline, the Horniman Gardens and Museum, Brenchley Gardens, and the expansive open spaces of Peckham Rye. A local nature reserve on Devonshire Road is also just a short walk away.

Families are well served by a number of highly regarded schools, including Stillness Infant and Junior School and Dalmain Primary School, while the respected independent school St Dunstan's College is also within easy reach.

Property features

- Charming two double bedroom conversion flat
- 749 sq ft (69.6 sqm)
- Entire first floor of a Red brick Victorian house
- Large reception room occupying the width of the house
- Fully fitted kitchen
- Stylish family bathroom
- Offered to the market in excellent condition
- CHAIN FREE
- Close to highly rated schools and local amenities
- Close to Honor Oak Park Station (London Bridge and Overground) and green open spaces



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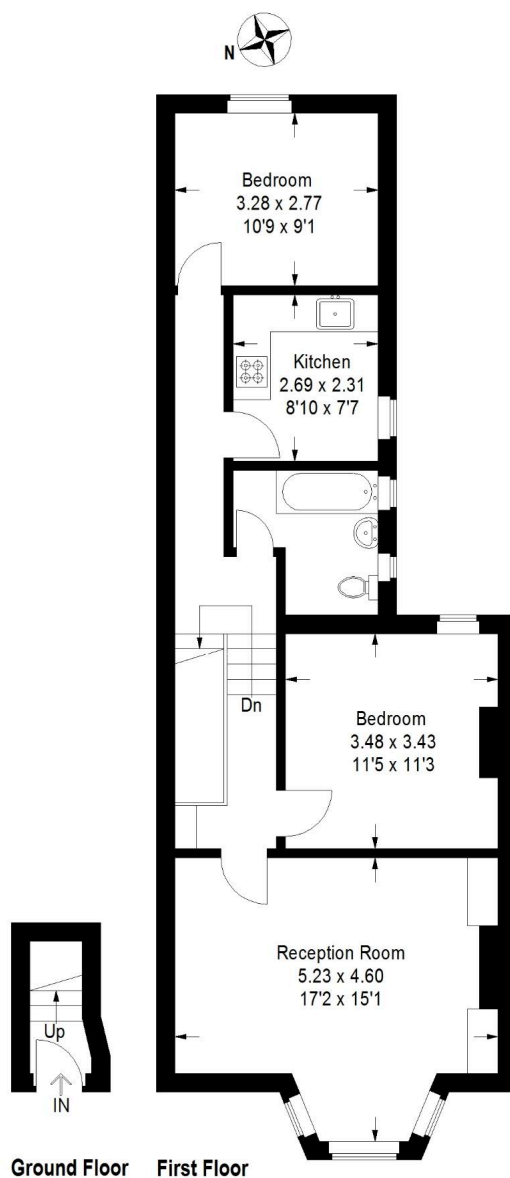
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Flat 2, 47, Bovill Road, SE23 1EX · 2 bedroom Flat

£475,000

Bovill Road

Approximate Gross Internal Area
69.6 sq m / 749 sq ft

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



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