

Flat 1, 22 Blythe Hill Place , Brockley Park , SE23 1PW · 2
bedroom Flat

£1,850 pcm



ALPS Estates Ltd trading as Pickwick Estates

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

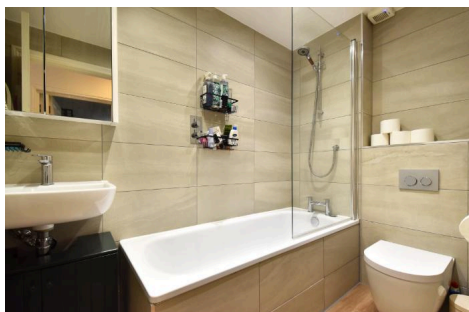
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Property description

Situated on the ground floor of a well-maintained modern development, this attractive two-bedroom apartment offers well-balanced accommodation and approximately 660 sq ft (61.3 sqm) of internal space. The property is neutrally decorated throughout and benefits from a separate kitchen, off-street parking, a secure entry phone system, and access to communal gardens. Upon entering, a spacious hallway provides access to all rooms, enhancing the overall sense of space and flow throughout the apartment. The bathroom is centrally positioned within the flat, making it easily accessible from all areas. Finished in a modern style, it features tiled walls, a heated towel rail, and a contemporary white three-piece suite comprising a wash hand basin, WC, and a bathtub with overhead shower. To the front of the building, the bright and spacious reception room boasts wood-effect flooring and dual aspect windows, including a bay window overlooking the communal gardens, allowing for an abundance of natural light. The separate kitchen is well-equipped with a range of storage units, a gas hob with extractor, oven, fridge/freezer, and washing machine. A rear-facing window above the sink provides pleasant views towards the communal gardens and parking area. The apartment has exclusive use of an outside bistro style table and two chairs to the rear of the property. The two bedrooms are positioned at opposite ends of the flat, offering added privacy. The larger double bedroom is located at the rear, while the second double bedroom sits at the front. Both rooms feature wood-effect flooring and benefit from excellent natural light. Ideally located for transport links, Brockley Park is within easy reach of Honor Oak Park station, offering regular services to London Bridge (approximately 15 minutes) as well as London Overground connections to Shoreditch and Highbury & Islington. Crofton Park station is also around a 15-minute walk away, providing Thameslink services to Blackfriars,



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Farringdon, and King's Cross. The vibrant high street at Honor Oak Park offers a variety of independent shops, cafés, bars, and restaurants, while nearby Forest Hill provides further amenities, including a gym and swimming pool. Green open spaces such as Blythe Hill Fields, One Tree Hill, and Horniman Gardens are all within easy reach, offering scenic views across the London skyline.

Property features

- Two bedroom ground floor flat
- Off street parking
- Communal Gardens
- Neutrally decorated throughout
- Close to Honor Oak Park station with regular services to London Bridge (around 15mins)
- Blythe Hill Fields, One Tree Hill and Horniman Gardens
- Available mid July



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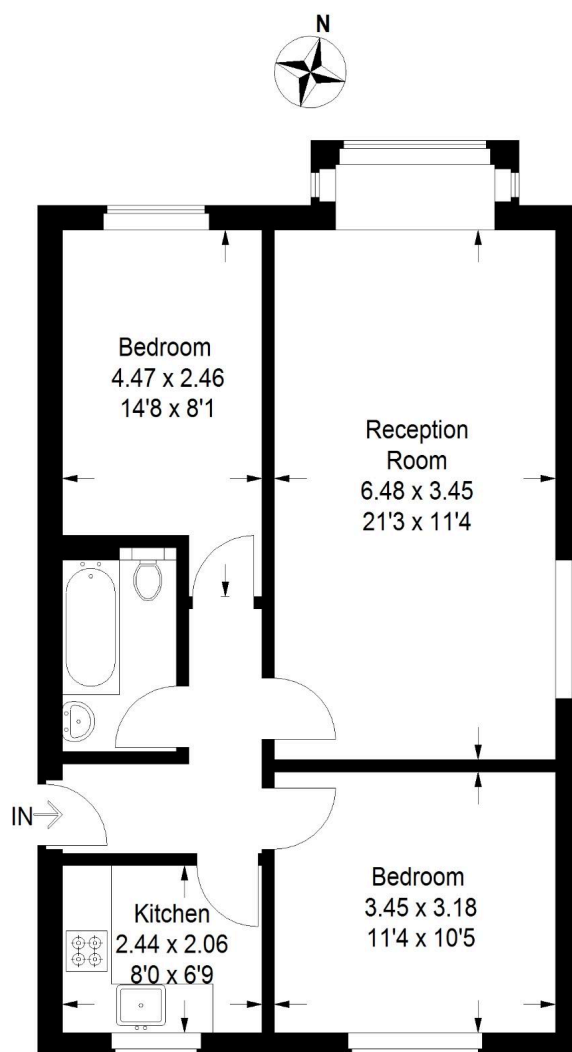
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Brockley Park

Approximate Gross Internal Area
61.3 sq m / 660 sq ft



Ground Floor

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



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