

156a, Devonshire Road , SE23 3SZ · 2 bedroom Flat

£425,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	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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View this property online: pickwickestates.com/detail/4404/SE233SZ_devonshire-road.htm

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

Calling all first-time buyers! Decorated in a sophisticated style is this lovely two double bedroom flat on the first floor of this well-maintained mid-century block located on Devonshire Road. The flat offers well-proportioned accommodation with a generous 759 sqft (70.5 sqm) of floor space.

The property benefits from low service charges, nice views, lots of storage, double glazing throughout and a designated share of communal gardens that has been nicely landscaped and includes a home office/gym/studio hard wired with electricity and heating!

This flat is turnkey ready and in a great location making it ideal for first time buyers. Devonshire Road is a much-loved street, stretching from Forest Hill town centre to Honor Oak Park. This home is almost equidistant to the two areas only a few minutes' walk to both stations and the independent shops and cafes that both these areas have to offer. In addition, the magical Devonshire Road nature reserve is literally on its doorstep!

Upon entry to the flat there is a spacious entrance hall with engineered oak wood flooring that spreads seamlessly throughout most of the rooms and there is a good size storage cupboard at the beginning of the hallway.

The bathroom is immediately on your left as you enter, comprising a fashionable bathroom suite with a contemporary wash hand



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basin, toilet and bath with shower enclosure above, all tailored with chrome fittings. The walls are painted green and partially tiled with white metro tiles around the bath and sink. Above the toilet is a frosted window for natural light and ventilation.

Adjacent to the bathroom is the kitchen, which is very well proportioned, boasting sufficient worktop space, including space for bar stool seating accompanied by off matte white wall and base mounted units with some chunky scaffold board shelving. There are integrated appliances including a dishwasher, washing machine, gas hob with extractor fan above, oven below and space for a tall fridge freezer. The floors are tiled in black and white and there is a stylish hard-wearing, low-profile worktop which houses a stainless-steel deep bowl sink that sits neatly beneath a window to the front.

The lounge is the largest room of the flat and is located on the rear of the building and has lovely green views as it overlooks the communal gardens and beyond this is the Devonshire Road nature reserve! It has engineered oak flooring, scaffold board shelving in the alcoves of the chimney breast and a large window that offers plenty of natural light.

The two double bedrooms are located opposite each other at the end of the hallway. The largest double bedroom is located at the rear of the flat benefitting from the nice views of the gardens and nature reserve through a large window. The floors are carpeted and there is plenty of room for a large wardrobe as well as a good size double bed.

The smaller double has more engineered oak flooring and has a large window that looks out to the front of the building.

The flat also comes with its own share of the communal garden which has been neatly landscaped by the current owners to make it very enjoyable. Being south facing makes it a sun trap! It has a paved patio area that perfect for lounging and barbequing and it's surrounded by borders of mature plants, shrubs and trees. The current owners have also installed a home office/gym/studio which is hard wired with electricity, fully insulated, with electric heaters, double glazed sliding doors and provision for an awning.

Being located in the middle of Devonshire Road this property benefits from having the amenities of Forest Hill and Honor Oak Park to choose from! Forest Hill is marginally closer with its station only 0.39 miles away and Honor Oak Park is 0.43 miles. Both offer services to London Bridge, Victoria and London Overground links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington.

At the forest Hill end of the street is St David's has a lovely coffee shop, there are superb events at The Signal and The Sylvan Post does great food along with some great pizza places. You'll also find a Sainsbury's, Post Office, WH Smiths, Boots, delicatessens, and modern swimming pool/leisure centre. Horniman Museum and Gardens is very close and holds regular farmers' markets, great summer events and a butterfly sanctuary, while Brenchley Gardens, One Tree Hill, Blythe Hill and Sydenham Woods are also within walking distance. Honor Oak Park is also within easy reach with an array of additional amenities including a Sainsburys local, a deli/wine shop at The Vintner Miss Margarita Pizza and the Chandos Pub which does



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great Pizzas! In addition, there is several highly rated primary schools locally such as Fairlawn which is just at the top of Tyson Road which is almost opposite the block. For convenience, Tyson Road mini market is super handy if you need some supplies like milk or a bottle of wine!

A magical gem is the Devonshire Road nature reserve which this block borders and the entrance is a stone's throw away. Its open to the public on the last Sunday of each month and they hold great events in the Summer, at Halloween and at Christmas which is great fun for all ages!

This is a great property in a superb location!

Property features

- Lovely two double bedroom flat on the first floor of this well-maintained mid-century block
- Well-proportioned accommodation with a generous 759 sqft (70.5 sqm) of floor space
- Share of communal gardens that has been nicely landscaped and includes a home office/gym/studio
- Stylish kitchen with integrated appliances and space for a tall fridge freezer
- Nicely decorated bathroom
- Good size recetion room with engineered Oak wood flooring and nice green views
- Neatly landscaped private section of communal garden with patio bordered by mature plants/shrubs
- Home office/gym/studio which is hard wired with electricity, fully insulated, with electric heaters
- Close to Honor Oak park and Forest Hill stations (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of excellent schools



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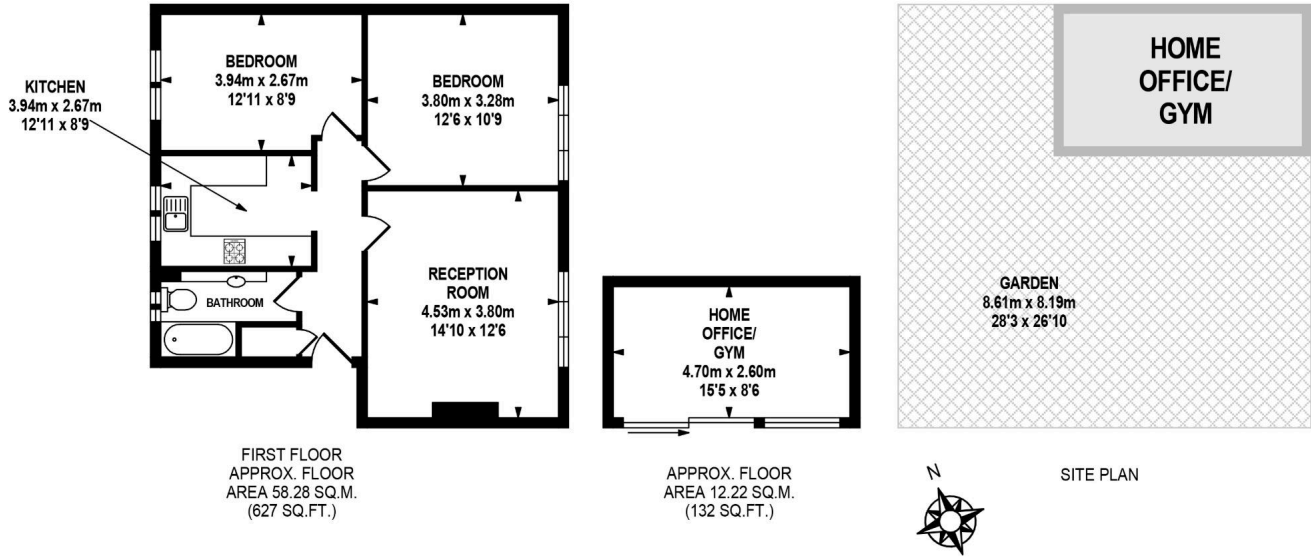
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TOTAL APPROX.FLOOR AREA 70.50 SQ.M. (759 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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