

10, 42, Canonbie Road , SE23 3AP · 2 bedroom Flat

£1,900 pcm



See how to improve this property's energy efficiency.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | 61 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

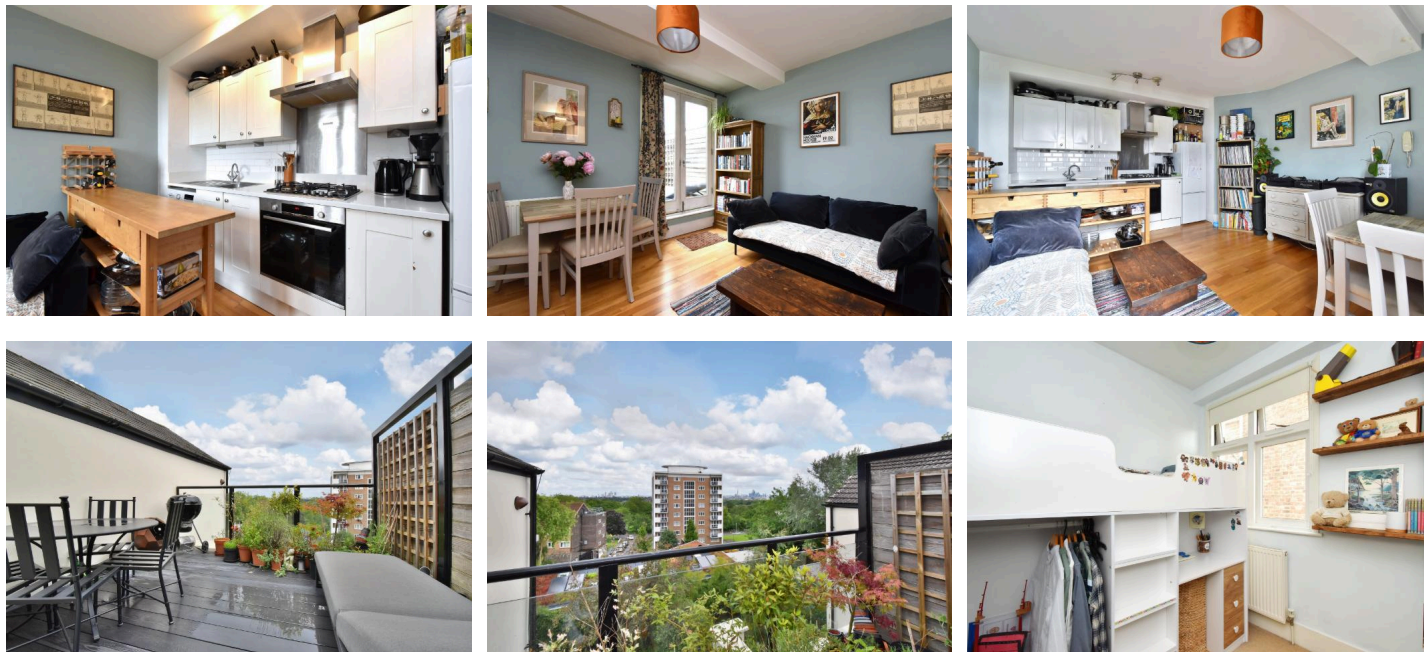
pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4450/SE233AP_canonbie-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.

10, 42, Canonbie Road , SE23 3AP · 2 bedroom Flat

£1,900 pcm



Property description

AVAILABLE AUGUST. SHORT LET - Beautifully presented two bedroom second floor flat with a large West facing private roof terrace offering spectacular views of the London Skyline!

The property is located on Canonbie Road which is one of Forest Hill's premiere residential streets, offering a selection of excellent schools, good transportation links such as Honor Oak Park station (Overground and NR to London Bridge) and green open spaces such as Brenchley Gardens, Peckham Rye and Horniman Gardens with its famous museum.

The flat is situated within a well-maintained building and offers well-proportioned accommodation, benefiting from double glazing throughout. Entrance to the flat can be found on the second floor. The flat is divided into two distinct areas with bedrooms and bathroom at the rear of the building and the Kitchen reception room set back with direct access to the terrace.

The smaller bedroom is set to the side of the building with carpeted flooring and a window to the side for natural light and ventilation.

The bathroom is fully tiled with a shower above the bath accompanied by a contemporary toilet and a wash hand basin with vanity unit.



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4450/SE233AP_canonbie-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.



10, 42, Canonbie Road , SE23 3AP · 2 bedroom Flat

£1,900 pcm

The main bedroom is a good size double with two large windows offering far reaching views of London. There is plenty of space for a large double bed and wardrobes.

The reception room is open planned to the kitchen, the floors are made of engineered wood and the kitchen is set on the far wall separated by a free-standing breakfast bar to define the areas.

The kitchen has plenty of wall and base mounted units with a metro tiled splash back and a quartz worktop housing the sink, oven and hob with extractor above. There is also space for a tall fridge freezer.

Double patio doors lead out to the roof terrace which is the star of the show. The terrace is West facing which catches the afternoon and evening sun, I'm sure there will be plenty of spectacular sunsets from up here! The current owners have a table and chairs for al fresco dining and there is plenty of room for a BBQ too. The floors are decked with a composite decking, bordered by a wooden fence to one side for privacy and a glass balcony to capture the stunning views.

Property features

- Lovely 2 bedroom second floor flat offered to the market CHAIN FREE
- Amazing WEST facing roof terrace with spectacular view of the London skyline
- Catches the afternoon sunlight and great sunsets!
- Nice communal parts
- Well maintained building
- Open planned kitchen reception room
- Double glazing throughout
- Fully tiled bathroom with shower above the bath
- Close to local amenities and green open spaces of Horniman, Peckham Rye and Breckhley Gdns.
- Close to Honor Oak Park Station (Southern London Bridge and Overground) and a variety of local shops



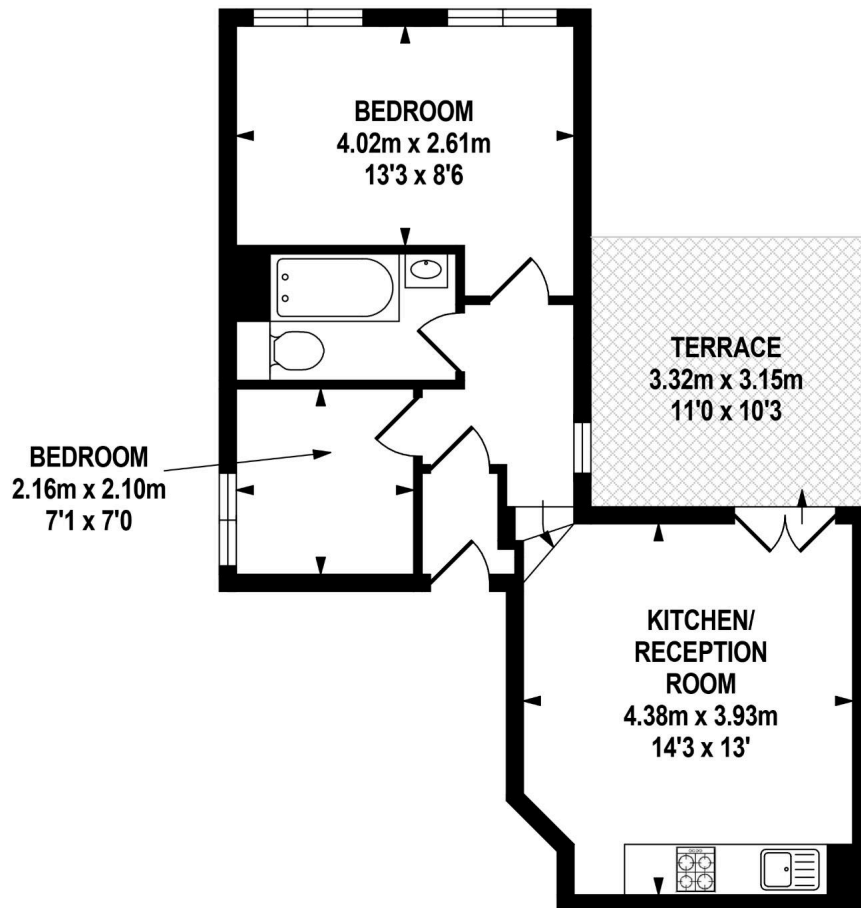
ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4450/SE233AP_canonbie-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.



SECOND FLOOR
APPROX. FLOOR
AREA 42.26 SQ.M.
(455 SQ.FT.)

 pickwick estates TOTAL APPROX.FLOOR AREA 42.26 SQ.M. (455 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
© Dulwich Energy Assessors Ltd. www.dea-ltd.co.uk



ALPS Estates Ltd trading as Pickwick Estates

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

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4450/SE233AP_canonbie-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.