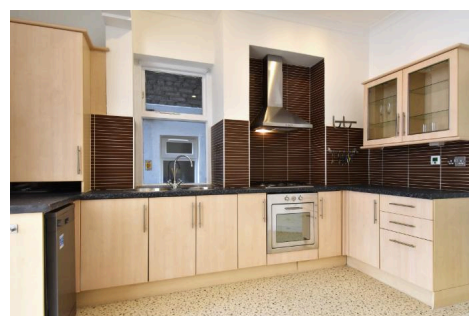
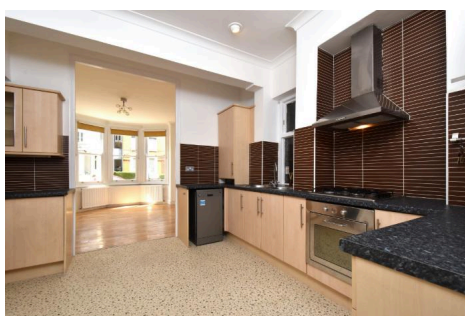


Side entrance 222 , Devonshire Road , SE23 3TQ · 2
bedroom Flat

£500,000



ALPS Estates Ltd trading as Pickwick Estates

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

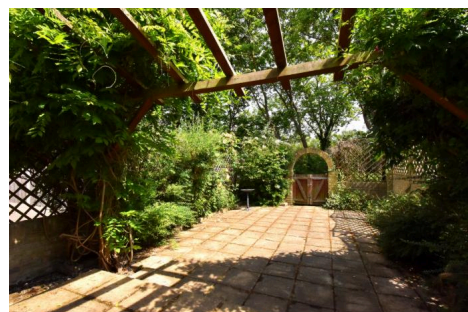
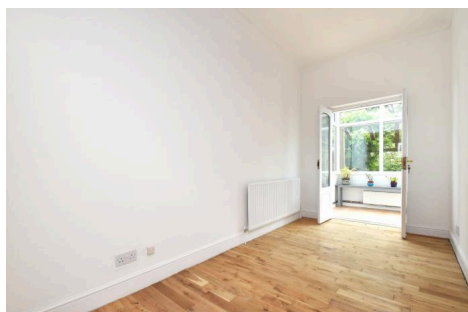
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Property description



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bedroom Flat

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With summer in full swing, this delightful two-bedroom garden maisonette could be exactly what you've been searching for. Offered with a Share of Freehold, 802 sqft (74.5sqm) and chain free, the property boasts a beautifully maintained south-east facing private garden with the stunning backdrop of the Devonshire Nature Reserve. Additional benefits include double glazing throughout, a charming conservatory and its own private entrance.

Occupying the entire ground floor of an attractive Victorian semi-detached house, this lovely home enjoys a highly convenient location within easy walking distance of both Honor Oak Park and Forest Hill stations, providing excellent connections to London Bridge, Victoria and the London Overground network, as well as the wide range of independent shops, cafés and amenities both areas have to offer.

Entering via the private side entrance, the accommodation begins with a spacious kitchen/breakfast room, large enough to accommodate a dining table and chairs. Fitted with an excellent range of base and wall units, the kitchen offers generous worktop space, tiled splashbacks, a gas hob with oven below, extractor hood above, and a double sink positioned beneath a window overlooking the side of the property.

To the front of the home is a generous reception room, semi open-plan to the kitchen, creating an ideal space for both relaxing and entertaining. The room retains plenty of character with high ceilings, wood flooring, a feature fireplace and a large bay window overlooking the front garden, allowing natural light to flood the space.

The bathroom is centrally positioned and is fully tiled, comprising a bath with shower above, wash hand basin and WC.

Both bedrooms are located at the rear of the property, enjoying peaceful garden views. The principal bedroom is a generous double featuring wood flooring, a large built-in storage cupboard and French doors opening into the conservatory, providing direct access to the garden. The second bedroom also benefits from wood flooring and French doors leading into the conservatory, making it an ideal guest room, nursery or home office.

The conservatory provides a wonderful additional reception space, perfectly positioned to enjoy views of the garden throughout the year.

Stepping outside, the impressive south-east facing private garden measures approximately 30 ft x 20 ft (9 m x 6 m). Designed for low-maintenance enjoyment, it features a generous paved patio ideal for al fresco dining and summer entertaining, bordered by mature planting and colourful shrubs. A pergola draped with established Wisteria and Jasmine creates a beautiful focal point close to the house, while at the far end of the garden an attractive arched brick gateway frames picturesque views and provides direct access into the Devonshire Nature Reserve—an exceptionally rare and tranquil feature.



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Devonshire Road is one of the area's most sought-after residential streets, stretching between Forest Hill and Honor Oak Park. The property is ideally positioned just a short stroll from the independent cafés, restaurants and shops of Honor Oak Park, while Honor Oak Park station is approximately six minutes' walk away, offering regular services to London Bridge, Victoria and London Overground connections to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington. The renowned Horniman Museum and Gardens, with its regular farmers' markets, seasonal events and butterfly house, is also nearby, while Sydenham Woods and Peckham Rye Park are both within comfortable walking distance.



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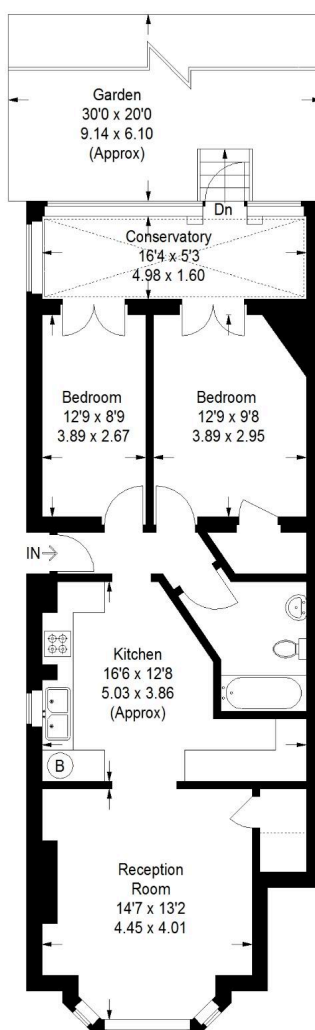
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bedroom Flat

£500,000

Devonshire Road



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

Approximate Gross Internal Area
802 sq ft / 74.5 sq m

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



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