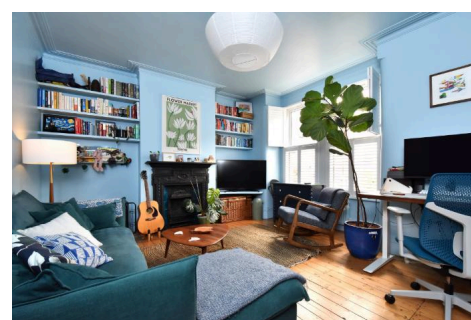


92, Bovill Road, SE23 1EJ · 2 bedroom Flat

£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

A delightful 2 double bedroom garden flat, occupying the whole of the ground floor of this handsome red brick Victorian end of terrace house. The flat benefits from being sold with a SHARE OF FREEHOLD, is nicely decorated and has double glazing throughout.

Bovill Road is a lovely quiet residential backwater street behind Honor Oak Park, well within walking distance to the local amenities and Honor Oak station which offers London Overground services and National Rail to London Bridge and central.

The accommodation is well laid out with both double bedrooms located in the front half of the property. Both bedrooms are generous doubles with high ceilings, cornicing and exposed wooden floorboards. The original wooden floorboards run seamlessly though the flat and have been neatly sanded and varnished.

The front double bedroom has a lovely period fireplace with shelving in the alcoves of the chimney breast and a bay window that is furnished with plantation shutters.

The rear double bedroom has been stylishly decorated in dark hues, benefiting from a floor to ceiling fitted wardrobe in the alcove of the chimney breast and has a window that looks out to the garden.

The reception room is in the centre of the flat, it has been nicely decorated in warm colours with a charming period fireplace and



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receives plenty of natural light from a large bay window that looks out to the side return.

The kitchen is semi open planned to the reception room and it also provides direct access to the rear garden via a side patio door. The kitchen is sleek and stylish with plenty of wall and base units that fill one side of the kitchen incorporating integrated appliances. Solid wood worktops are nicely offset by white metro tiled splashback and there are the original wooden flooring underfoot. The sink sits at the far end of the kitchen beneath a window that has a lovely view over the garden.

At the rear of the flat is a lavishly styled fully tiled bathroom with a contemporary 3-piece suite with brass fittings, including a shower above the bath and a vanity unit beneath the wash hand basin.

The garden is accessible from the side return which is a nice low maintenance garden with sandstone slabs on a gravel base which wraps around the rear of the house to an intimate patio area, surrounded by mature plants and shrubs, perfect for alfresco dining in the summer months.

Bovill Road is a very popular, quiet residential street in the heart of Honor Oak Park, a few minutes' walk from the station (London Bridge and Overground connections). The trendy high street boasts a range of independent shops, cafes, bars, a deli and several highly recommended restaurants and pubs. A short walk in the other direction gives access to thriving Forest Hill, with its pubs, independent shops, restaurants and highly regarded gym and swimming pool. Nearby there is an abundance of green leafy open spaces which can be found at: One Tree Hill, and a local nature reserve a few minutes' walk away on Devonshire Road, both offer locals and visitors some wild woodland space to explore, and a few minutes' walk away is Blythe Hill Fields, a beautiful green space with fantastic views over London; there are also nearby playing fields with tennis courts and play park; the Horniman Gardens with a lovely café and the Horniman Museum; and Brenchley Gardens which offers more fantastic views of the London skyline. The open green expanse of Peckham Rye is also not far away. There is also a very good selection of Outstanding and Good primary schools nearby including Stillness Infant and Junior School, Dalmain primary and independent through school, St Dunstan's College, is not far away.



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## Property features

- A delightful 2 double bedroom garden flat on the ground floor of a lovely red brick Victorian house
- Private neatly landscaped rear garden
- SHARE OF FREEHOLD
- Period features and plenty of character
- Reception room
- Stylish fully tiled bathroom with shower above the bath and brass fittings
- Fully fitted kitchen
- Double glazing throughout
- Close to Honor Oak Park station and green open spaces such as Blythe Hill fields & Horniman Gardens
- Quiet residential street close to local amenities and a good selection of schools



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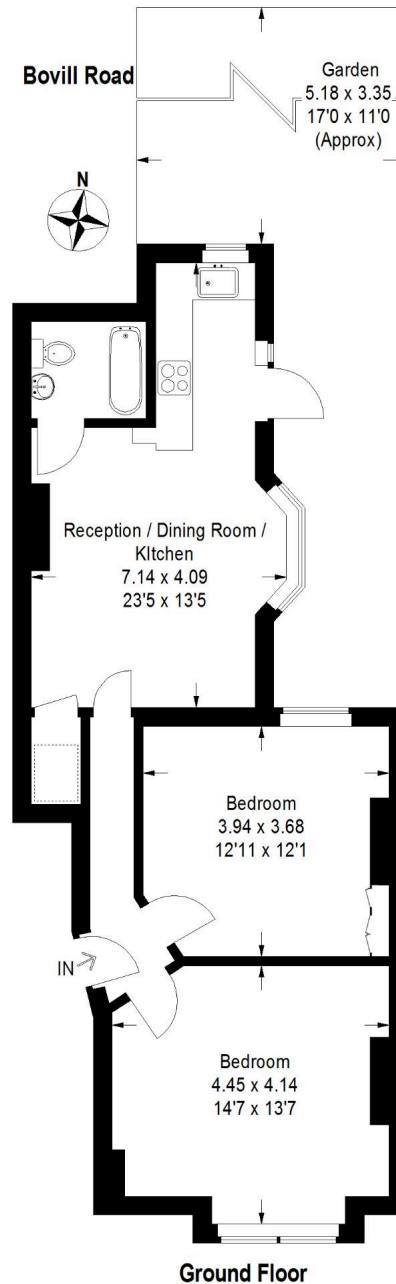
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Approximate Gross Internal Area (Including Reduced headroom)  
63.1 sq m / 680 sq ft


 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only,  
measurements are approximate.



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