

75b , Devonshire Road, SE23 3LX · 1 bedroom Flat

£399,950



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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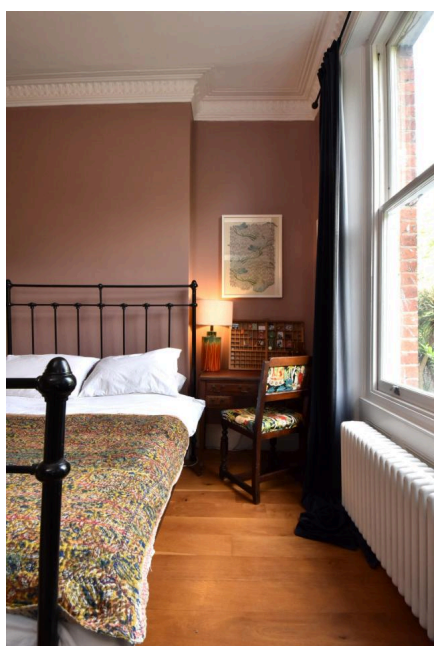
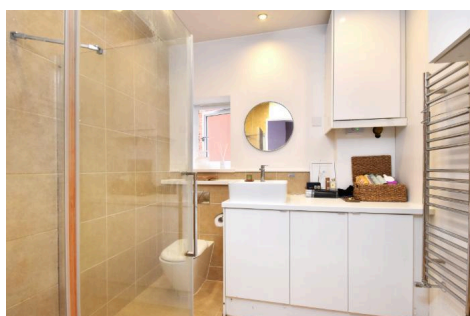
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Property description



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Beautifully presented one-bedroom flat, set on the raised ground floor of this spectacular semi-detached red brick Victorian house. This impressive property has kerb appeal in abundance and it also benefits from its own private landscaped rear garden, off street parking and is being sold with a SHARE OF FREEHOLD.

Raised ground floor steps lead up to the front entrance of the building where there is a well-maintained communal entrance hall. At the front of the property is the main reception room which is dominated by a large floor to ceiling sash windows that fills the room with natural light.

As the flat is set on the raised ground floor the reception room is located high above the street level allowing plenty of privacy. The room is stylishly decorated with high ceilings engineered wood flooring, stylish column radiators and a charming original feature fireplace.

The kitchen open plan to the reception room set to side of the room and offers plenty of base and wall mounted white units with integrated appliances. It has a metro tiled splashback with a wooden worktop housing the sink and hob with oven below and extractor above.

The bedroom is a good size double with more engineered wood flooring, high ceilings with cornicing and nice green views over the rear gardens via the large sash window that has a lovely column radiator beneath. No need for wardrobes! The bedroom has its own walk-in wardrobe! Filled with tall bespoke fitted cupboards and a large sash window for natural light and pleasant views.

The bathroom is partially tiled with natural-coloured walls and floors, including a nice walk-in shower enclosure, a toilet and a wash hand basin that sits on a vanity cupboard that also houses the washing machine. A window above the toilet allows for natural light and ventilation.

The garden is completely private to this flat and has been nicely landscaped to create a lovely low maintenance space to enjoy in warmer months. There is a central sandstone patio surrounded by horizontal fencing with raised beds that are full of mature plants and shrubs offering plenty of privacy. Located further down the garden makes this space a sun trap and offers more seclusion from the surrounding trees too.

Devonshire Road is a much-loved street stretching from Forest Hill town centre to Honor Oak. This home is at the Forest Hill end, in the conservation area, only a few minutes' walk to the independent shops and cafés found nearby and the magical Devonshire Road nature reserve.

Forest Hill station is just 5-minutes away, (less than 500 metres) has services to London Bridge, Victoria and London Overground links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington.



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At the end of the street is St David's which is the prettiest coffee shop you could wish for, there are superb nights at The Signal and 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 Sydenham Woods is also within walking distance.

Property features

- Beautifully presented one-bedroom flat
- Private landscaped rear garden
- Raised ground floor of this spectacular semi-detached red brick Victorian house
- SHARE OF FREEHOLD
- Designated off street parking
- Generous double bedroom with a huge walk in wardrobe
- Stylish shower room with washing machine and boiler
- Period features and plenty of character
- Very close to Forest Hill station 500m
- Close to amenities of Forest Hill and green open spaces such as Horniman gardens and Museum



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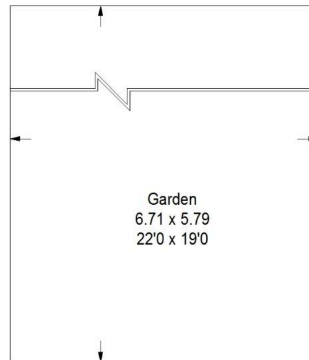


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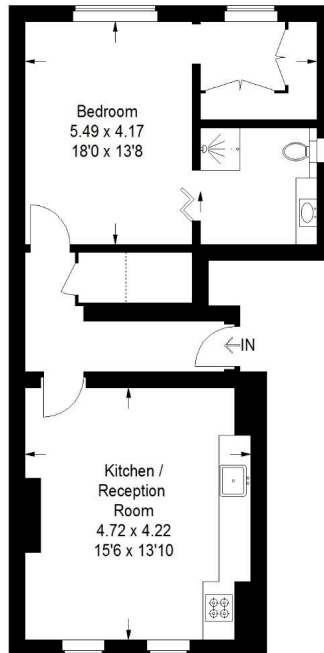
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Devonshire Road

Approximate Gross Internal Area
52.7 sq m / 567 sq ft



(Not Shown In Actual
Location / Orientation)



Raised Ground Floor

= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only,
measurements are approximate,
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