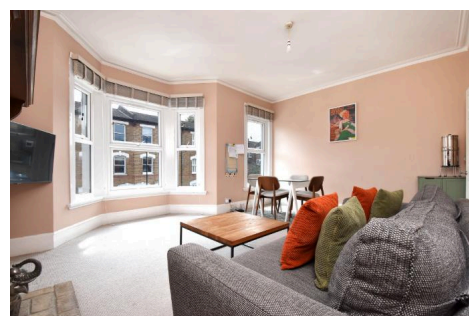
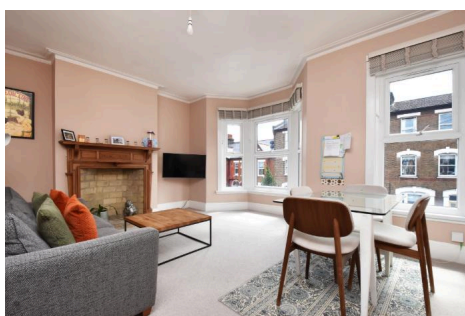
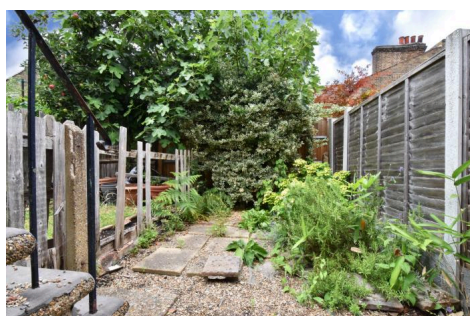


18A, Whatman Road, SE23 1EZ · 2 bedroom Flat

£475,000



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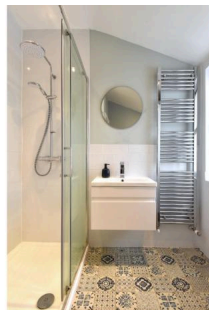
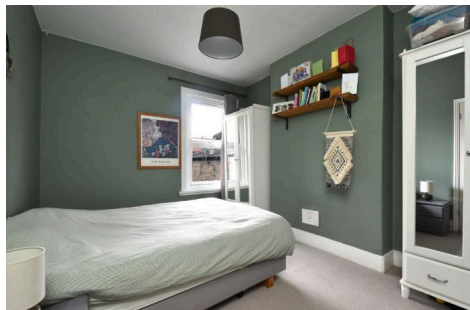
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Property description



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VIEWING DAY SATURDAY 19TH JULY. A beautifully presented two double-bedroom first-floor Victorian conversion flat, offered chain-free with a share of freehold and direct access to its own private rear garden.

Occupying the entire first floor of an attractive red-brick Victorian terrace, this spacious flat (706 sqft / 65.6 sqm) enjoys charming period features, generous proportions, and a peaceful location on a quiet residential street in the heart of Honor Oak Park.

Set back from the street behind a walled front garden, the property benefits from double glazing throughout and a thoughtfully designed layout. Entrance is via the ground floor, where stairs lead up to a wide landing that connects all rooms.

To the front, a large reception room spans the full width of the house, featuring high ceilings, a bay window that floods the space with natural light, a feature fireplace, and plush carpeting. Adjacent is the first of two double bedrooms—bright and well-proportioned, with views over the garden and high ceilings.

The contemporary shower room has been recently refurbished with high-quality finishes, including stylish white metro tiles, patterned antique-style flooring, a modern vanity unit with basin, heated towel rail, and two frosted windows for light and ventilation.

The renovated kitchen is smart and practical, with ample storage, wooden worktops, integrated, fridge freezer, oven and hob with extractor fan, stainless steel sink by the window, and space for a washing machine.

At the rear of the flat is the second double bedroom, which benefits from wood-effect flooring and direct access to a private balcony overlooking the garden. A staircase leads down to the garden, which features a central paved seating area surrounded by mature planting.

Location: Whatman Road is a sought-after residential street just a short walk from Honor Oak Park station (London Overground and National Rail to London Bridge), with excellent local amenities, cafes, and parks nearby, including Blythe Hill Fields. Highly regarded schools such as Stillness and Dalmain Primary are also close at hand.

This lovely property would make an ideal home for first-time buyers, young families, or downsizers looking for style, space, and a strong community feel.



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Property features

- Two generously sized double bedrooms with high ceilings and garden views
- Chain-free sale with share of freehold and private garden access
- Spacious reception room with bay window, feature fireplace, and natural light
- Modern, high-spec shower room with elegant finishes and dual aspect windows
- Renovated kitchen with ample storage, wood worktops, and space for appliances
- Private balcony and staircase leading to secluded rear garden with patio and mature planting
- Useful external storage cupboard beneath stairs—ideal for gardening tools
- Peaceful first-floor position occupying the entire level of a charming Victorian building
- Excellent transport links via Honor Oak Park station (Overground & London Bridge)
- Desirable location close to Blythe Hill Fields, Honor Oak High Street, and top-rated schools



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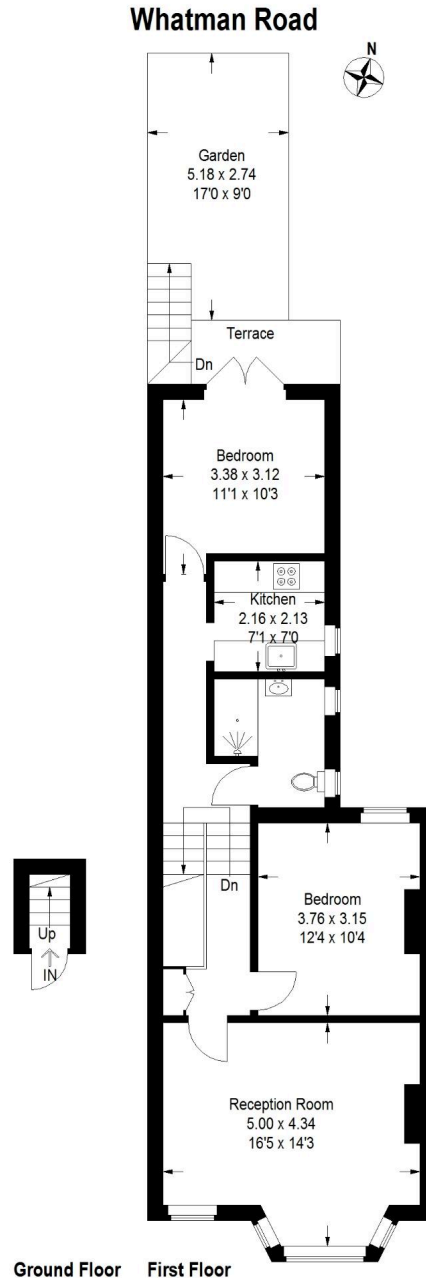
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Approximate Gross Internal Area
65.6 sq m / 706 sq ft

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



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