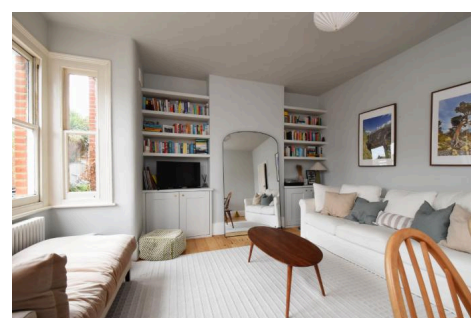
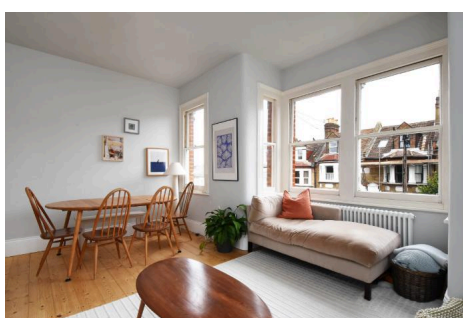


52b, Farren Road, SE23 2EA · 2 bedroom Flat

£500,000



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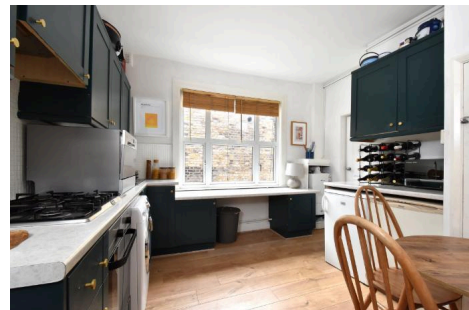
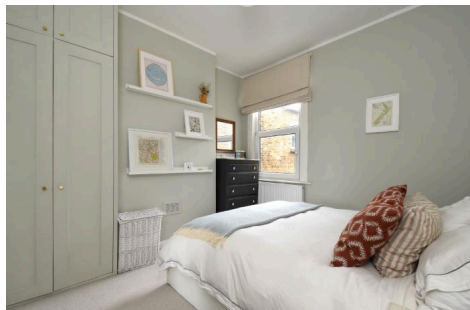
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52b, Farren Road, SE23 2EA · 2 bedroom Flat

£500,000



Property description

A beautifully presented two double-bedroom first-floor Victorian conversion flat, offered with a share of freehold and direct access to a private section of rear garden.

Occupying the entire first floor of an attractive red-brick Victorian terrace, this spacious flat (850 sq ft / 79 sq m) showcases charming period features, generous proportions, and a peaceful setting on a quiet residential street in the heart of Forest Hill.

Set back from the street behind a walled front garden, the property is entered on the ground floor with stairs leading up to a wide landing that connects all rooms.

At the front, a large reception room spans the full width of the house, offering ample space for both lounging and dining. This impressive room features high ceilings, a bay window that floods the space with natural light, a chimney breast with built-in storage within the alcoves, and beautifully restored original exposed wood flooring.

Adjacent is the principal double bedroom—bright and well-proportioned—with a bespoke floor-to-ceiling fitted wardrobe that makes use of the ceiling height, plush carpeted flooring, and views over the garden through a double-glazed window.

The second double bedroom also benefits from carpeted flooring and two double-glazed windows, creating a comfortable and



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versatile space.

The spacious kitchen/breakfast room is both practical and inviting, with ample storage and room for a dining table and chairs. There are generous worktops, an integrated oven and hob with extractor fan, a stainless-steel sink, and space for a fridge, freezer, and washing machine. A large window to the side return provides plenty of natural light.

The bathroom includes a shower enclosure as well as a freestanding bath, toilet, and wash hand basin. It features patterned antique-style flooring, a heated towel rail, and two frosted windows providing both light and ventilation.

At the rear of the flat, a staircase leads down to offer direct access to a private section of rear garden, which features a gravel seating area surrounded by mature planting and a lawn—perfect for relaxing or entertaining.

Farren Road is a much-loved street close to Forest Hill station and just a few minutes' walk from the area's independent shops and cafés. The station is approximately 0.4 miles away (around 8 minutes on foot), offering regular services to London Bridge and Victoria, as well as Overground connections to Canada Water, Shoreditch, Hoxton, Dalston Junction, and Highbury & Islington.

Central Forest Hill has plenty to offer, including St David's café, excellent comedy nights at The Signal, great food at The Sylvan Post, and several popular pizza restaurants. You'll also find a Sainsbury's, Post Office, WHSmith, Boots, delicatessens, and a modern swimming pool and leisure centre.

Nearby attractions include the Horniman Museum and Gardens, which hosts regular farmers' markets, summer events, and a butterfly sanctuary. Honor Oak Park, Blythe Hill Fields, and Sydenham Woods are also within walking distance.

There is a great selection of local primary schools and nurseries, including the outstanding-rated Kilmore Primary School (0.18 miles) and Dalmain Primary School (0.37 miles).



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52b, Farren Road, SE23 2EA · 2 bedroom Flat

£500,000

Property features

- Beautifully presented first-floor Victorian conversion flat
- Two double bedrooms
- Share of freehold
- Private section of rear garden
- Spacious 850 sq ft (79 sq m) of living space
- Large reception room with bay window and original wood flooring
- Generous kitchen/breakfast room with ample storage
- Modern bathroom with freestanding bath and separate shower
- Quiet residential street, 0.4 miles from Forest Hill station
- Close to cafés, shops, Horniman Gardens, and outstanding local schools



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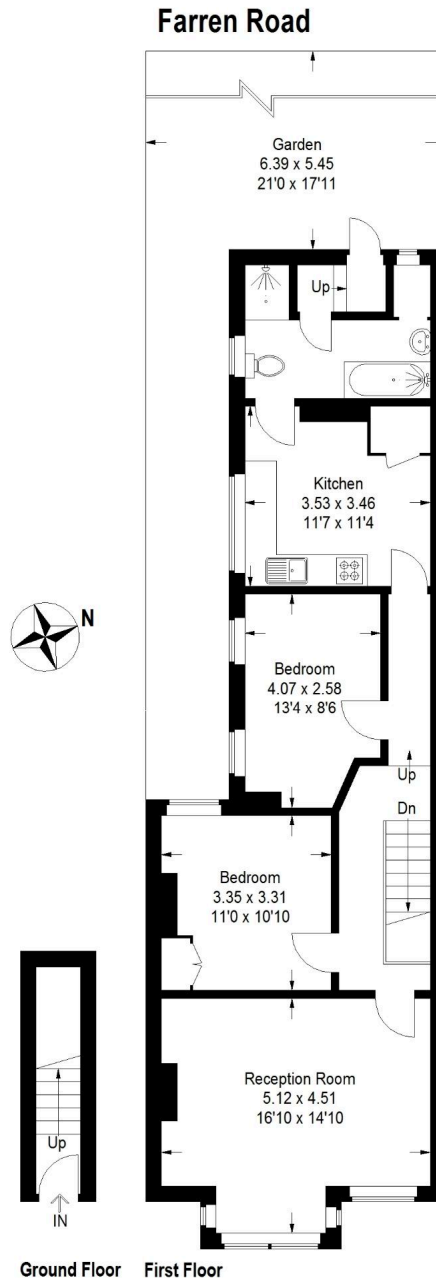
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Approximate Gross Internal Area
79.0 sq m / 850 sq ft

Illustration for identification purposes only,
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