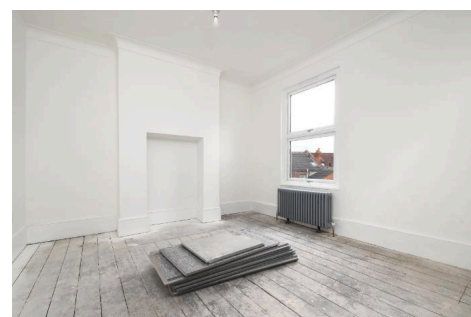


3, Gladiator Street, SE23 1NA · 2 bedroom Flat

£440,000



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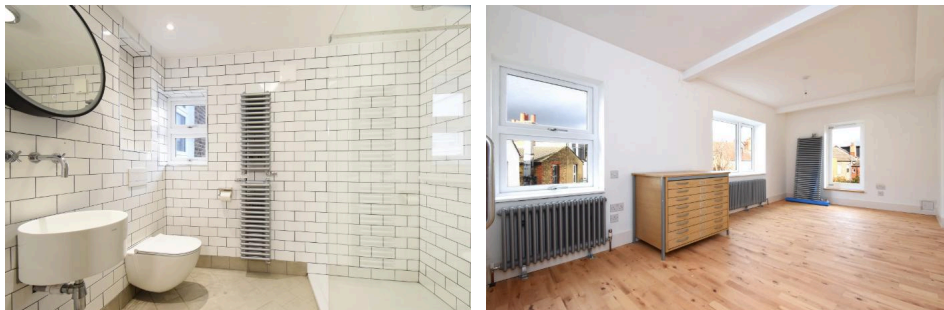
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£440,000



Property description

Located on a peaceful residential street in the heart of Honor Oak Park, this beautifully proportioned two double bedroom flat occupies the entire first floor of an attractive Victorian mid-terrace, offering 769 sq ft (71.4 sqm) of bright, well-balanced living space.

Offered chain free with a share of freehold, the property is presented in excellent condition and provides a superb blank canvas for a new owner to personalise. Benefits include solid wood flooring, double glazing throughout and excellent insulation, creating a comfortable and energy-efficient home.

The standout feature is the impressive open-plan kitchen, dining and reception room, spanning the full width of the building. Two large south-facing windows draw in an abundance of natural light, enhancing the sense of space. The sleek white kitchen runs neatly along one wall, offering generous cabinetry and ample worktop space – ideal for both everyday living and entertaining.

There are two well-proportioned double bedrooms. The principal bedroom is quietly positioned to the rear, while the second bedroom enjoys a dual-aspect outlook and useful built-in storage. A stylish, centrally located bathroom is finished with classic metro tiling, neutral flooring and a contemporary suite, complete with a walk-in rainfall shower.

Gladiator Street is perfectly placed for the amenities of Honor Oak Park, favourites include the Chandos pub for its great Pizzas! Honor Oak Park railway station is just moments away, providing Overground and National Rail services to Canada Water (Jubilee line), Shoreditch and London Bridge. Crofton Park station is also easily accessible, providing Thameslink services to Blackfriars, Farringdon and King's Cross.

The flat is also within easy reach of green open spaces including Blythe Hill Fields and One Tree Hill, as well as the highly regarded Stillness Junior School.

A superb first-time purchase or downsizer's home in one of South East London's most sought-after neighbourhoods.



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Property features

- Very generous two double bedroom first floor flat
- Victorian period conversion
- Double glazed and well insulated throughout
- Large open plan kitchen living room occupying the whole width of the house
- Stylish fully tiled contemporary shower room
- Wood flooring throughout
- CHAIN FREE
- SHARE OF FREEHOLD
- Close to Honor Oak Park station and plenty of local amenities
- Close to Blythe Hill Fields and a good selection of local schools



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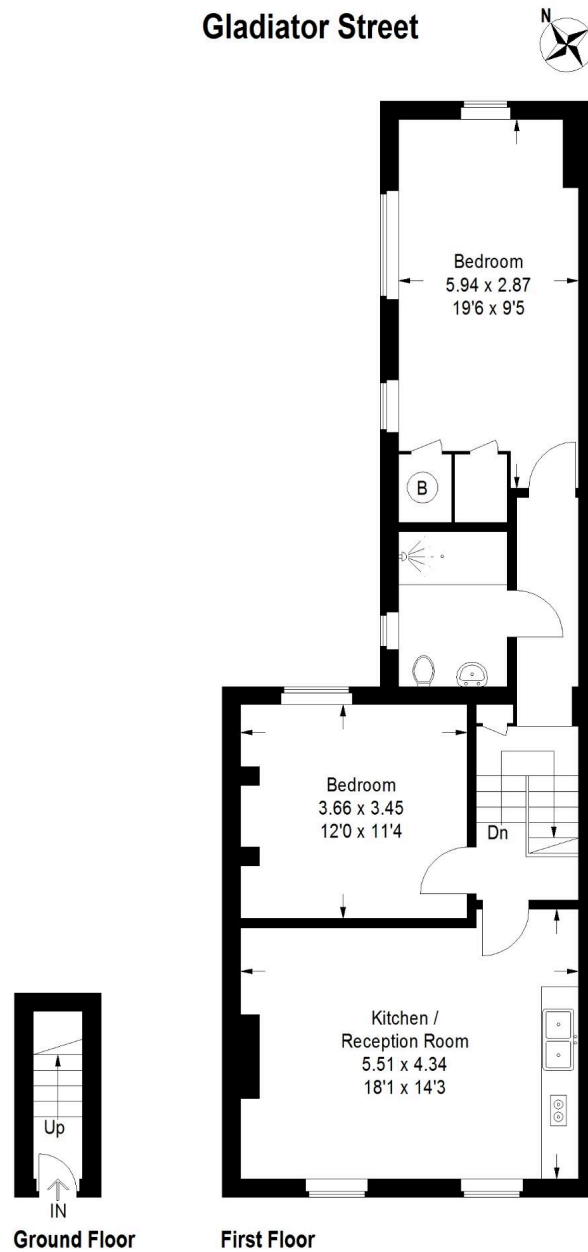
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Approximate Gross Internal Area
71.4 sq m / 769 sq ft

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



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