

45 , Firs Close , SE23 1BB · 2 bedroom Flat

£450,000



ALPS Estates Ltd trading as Pickwick Estates

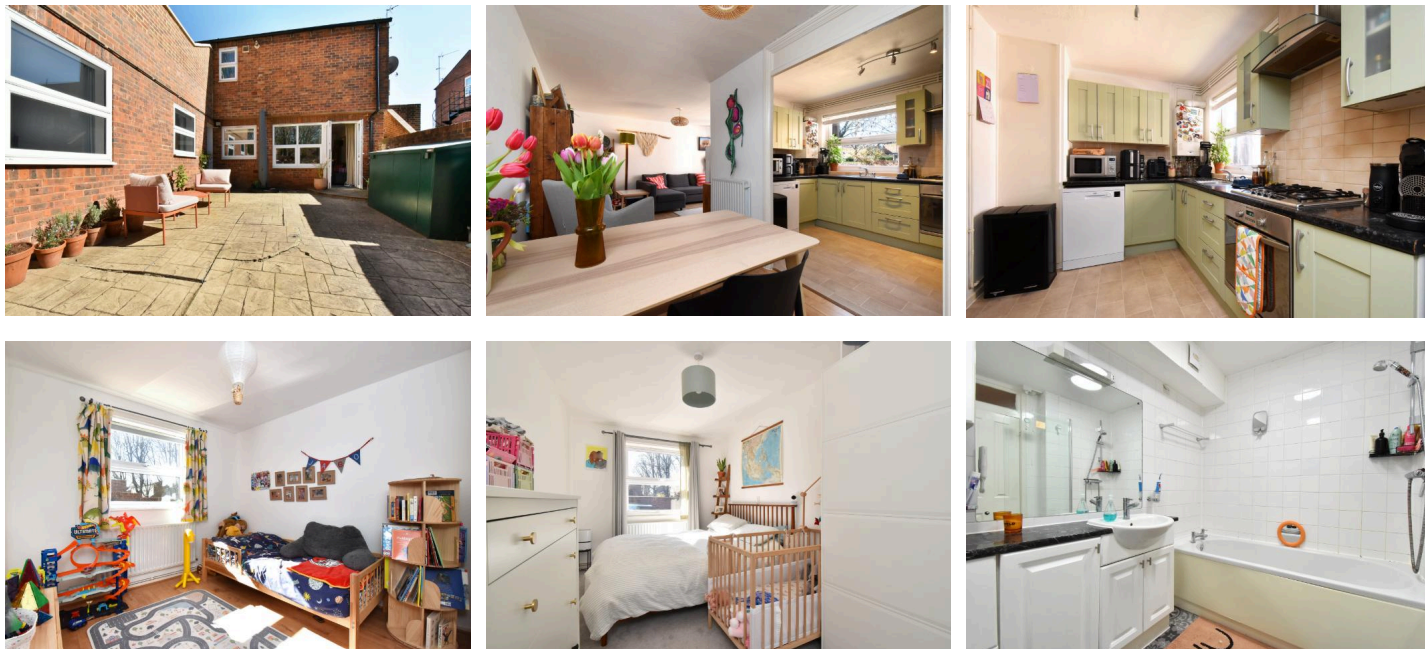
47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

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Property description

A beautifully refurbished and generously proportioned two double bedroom ground floor maisonette, offering its own private entrance and a secluded south west facing landscaped garden with pleasant views over communal gardens.

Ideally positioned within easy walking distance of Forest Hill and Honor Oak Park stations, the property provides excellent transport links and convenient access to a wide range of local amenities, making commuting into Central London both quick and straightforward.

Extending to approximately 847 sq ft (78.7 sq m), the accommodation is well laid out and filled with natural light, with double glazing throughout and well-proportioned rooms typical of a quality purpose-built home.

Accessed via a gated entrance, the private walled garden offers a high degree of privacy and security and has been thoughtfully landscaped for low maintenance, with a paved patio – ideal for outdoor dining, entertaining or relaxing during the warmer months. The garden is a sun trap thanks to its South Westerly facing aspect and benefits from nice views over communal gardens.

Internally, a long entrance hallway provides excellent storage. Both bedrooms are generous doubles, one benefiting from fitted storage, while the family bathroom features a modern white suite, tiled walls and vanity unit beneath the wash hand basin.



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The separate kitchen is well designed, semi open planned to a dining area, offering plenty of worktops, tiled splashbacks, ample cabinetry and a gas hob.

There is also a very handy separate utility cupboard in the hallway which provides plumbing for a washing machine and drier and lots of additional storage space.

The bright reception room enjoys full-width windows and direct access to the garden via patio doors, creating a seamless indoor-outdoor living space.

The area is a vibrant and cosmopolitan, popular among young professionals and families. There is a choice of stations Honor Oak Park or Forest Hill - both around a 10-minute walk. Both stations are on the same line and provide mainline services into London Bridge (in around 12-15 minutes) as well as London Overground services northwards towards Shoreditch (20minutes) and Highbury & Islington (35minutes). Canary Wharf in around 35-40 minutes changing at Canada Water.

As for amenities, just around the corner, is a parade of shops which include a nice coffee shop (Number 41) and a couple of newsagents. For a post work drink there is a popular gastro pub over the road (The Honor Oak) or the Chandos in Honor Oak Park. Restaurants of note include an award-winning Indian (Babur), a trendy sourdough pizzeria and good selection of other eateries. You can pick up groceries in a Sainsbury's either in Honor Oak Park or Forest Hill.

Green open spaces include Blythe Hill Fields and Horniman Gardens. There are a number of highly rated schools in the area, the nearest being Dalmain Primary school one block away.

Property features

- Generously proportioned two double bedroom ground floor maisonette
- Private entrance and secluded garden with a westerly facing aspect
- Offering well laid out accommodation of 847 sq ft (78.7 sq m)
- Family bathroom
- Dining area with space for table and chairs
- Reception room with full width windows
- Plenty of storage
- Close to amenities of Honor Oak Park and open green spaces
- Walking distance to Forest Hill and Honor Oak Park stations
- Close to a good selection of schools



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Firs Close

Approximate Gross Internal Area (Excluding Void)
78.7 sq m / 847 sq ft

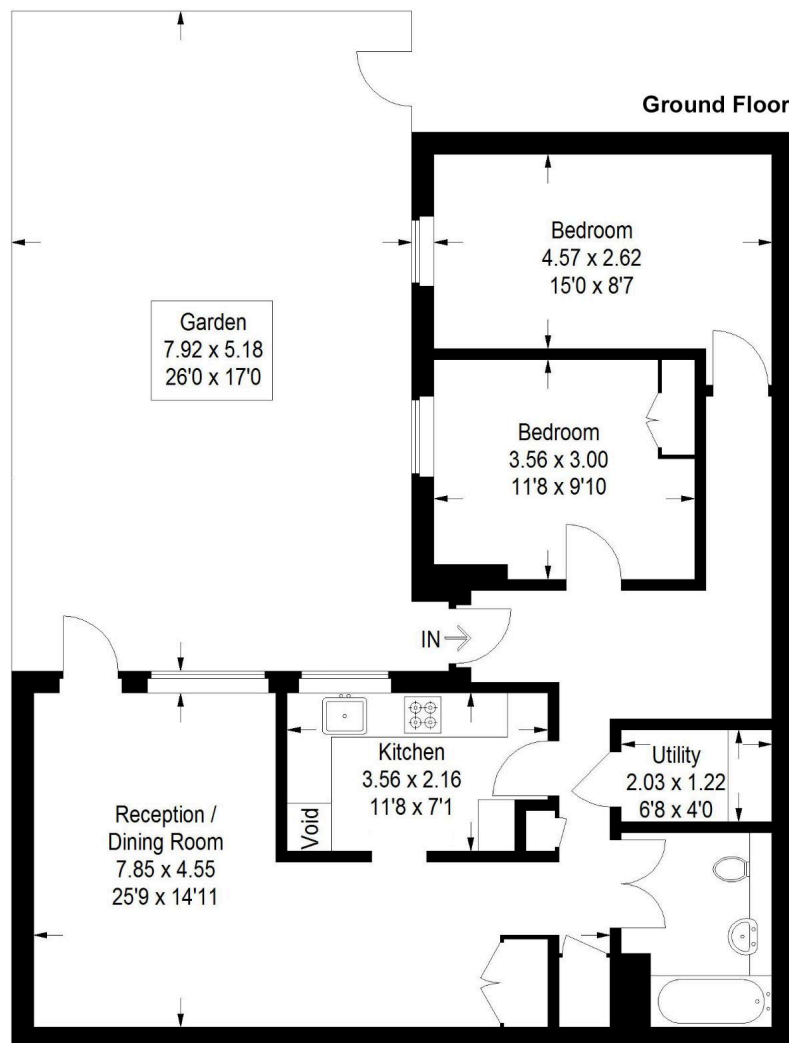


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measurements are approximate.
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