

204a, Devonshire Road, SE23 3TQ · 3 bedroom Flat

£2,700 pcm



ALPS Estates Ltd trading as Pickwick Estates

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

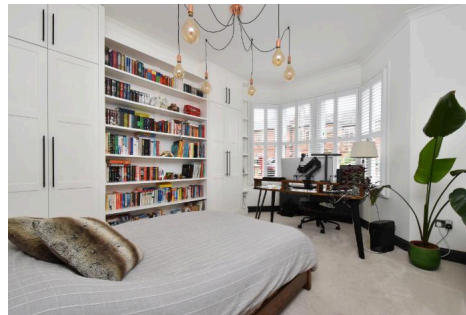
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Property description

Available End of April.

Absolutely stunning ground floor three-bedroom flat, offered with a share of freehold.

This impressive home provides an abundance of well-proportioned living space, double glazing throughout, and a beautiful, secluded landscaped rear garden with a sunny southerly aspect, backing directly onto the Devonshire Road Nature Reserve. Perfectly positioned between Honor Oak Park and Forest Hill stations, with the wide range of amenities both areas offer.

The property boasts striking kerb appeal, featuring a handsome Gothic-style Victorian façade with exposed brickwork and detailed masonry, set back from the street behind a walled front garden.

Occupying the entire ground floor of a charming Victorian end-of-terrace house, this home was completely renovated a few years ago and now offers just over 1,000 sqft (93 sqm) of beautifully designed living space. The layout is both practical and elegant, finished to a high specification throughout.

Upon entering, a welcoming hallway provides space for coats and shoes.

At the front of the flat are two large double bedrooms, both with high ceilings, fitted floor-to-ceiling wardrobes, and plush



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carpeted floors. The principal bedroom features a large bay window dressed with plantation shutters, while the second bedroom also enjoys excellent natural light from the massive window also furnished with plantation shutters.

A third double bedroom is located to the rear, offering peaceful views over the garden.

The luxurious bathroom is fully tiled and fitted with contemporary sanitaryware, including a wall-hung toilet, vanity unit with wash basin, a bath with overhead shower, chrome fittings, and a heated towel rail.

Stretching across the full width of the property is a spectacular open-plan kitchen/reception room — a bright, versatile space ideal for entertaining. The room is flooded with natural light from two large skylights and bi-fold doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow.

The kitchen is beautifully appointed with dark blue shaker-style units, stone worktops, integrated appliances, and a stainless-steel sink with a matte black boiling hot water tap. Stylish parquet-engineered flooring runs throughout.

The south-easterly facing garden wraps around the flat, offering excellent privacy and sunlight throughout the day. There's a paved patio area directly off the living space, perfect for morning coffee, and a decked area ideal for alfresco dining in the warmer months. Side access leads conveniently to the front of the property.

Devonshire Road is a highly regarded residential street linking Forest Hill and Honor Oak Park. This home sits closer to the Honor Oak Park end, just a few minutes' walk from popular independent cafés, restaurants, and shops, including The Chandos pub, Miss Margarita for Pizza's, Two Spoons café, and Early Hours Flowers & coffee shop.

Transport links are excellent, with Honor Oak Park Station only 6–8 minutes' walk away, providing services to London Bridge, Victoria, and Overground connections to Canada Water, Shoreditch, and Highbury & Islington.

Nearby green spaces include the Horniman Museum & Gardens, which hosts weekly farmers' markets and seasonal events, as well as Sydenham Woods and Peckham Rye Park, both within easy walking distance.

The property is also very close to a great selection of schools!



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Property features

- Stunning three double bedroom ground floor flat
- Offered with a share of freehold
- Approx. 1,100 sq ft (94.5 sqm) of beautifully finished living space
- Private landscaped rear garden with a sunny southerly aspect
- Garden backs directly onto the Devonshire Road Nature Reserve
- Spectacular open-plan kitchen/reception with skylights and bi-fold doors
- High ceilings and plantation shutters
- Modern kitchen with stone worktops and integrated appliances
- Close to Honor Oak Park and Forest Hill stations (London Bridge & Overground)
- Moments from good schools, local cafés, restaurants, and green spaces including Horniman Gardens



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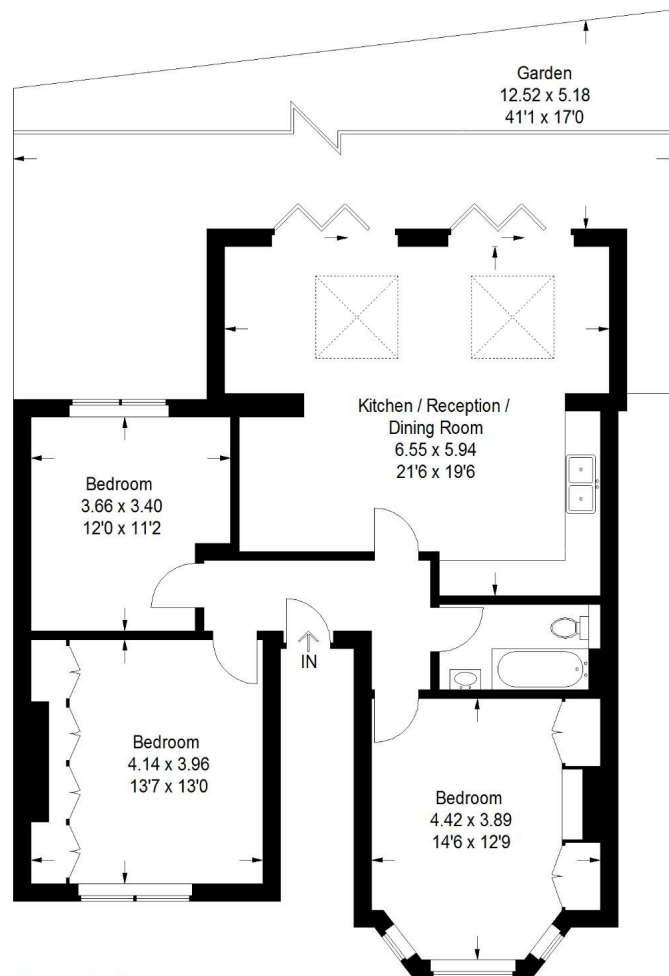
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Devonshire Road



Ground Floor

 = Reduced Headroom Below 1.5 M / 5'0

Approximate Gross Internal Area
93.1 sq m / 1002 sq ft

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



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