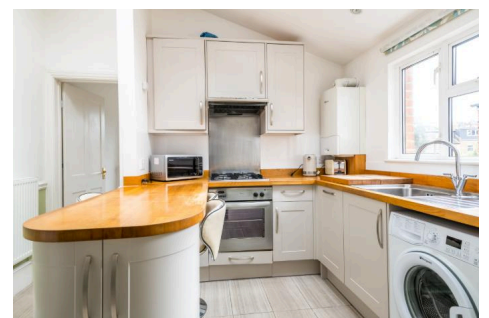
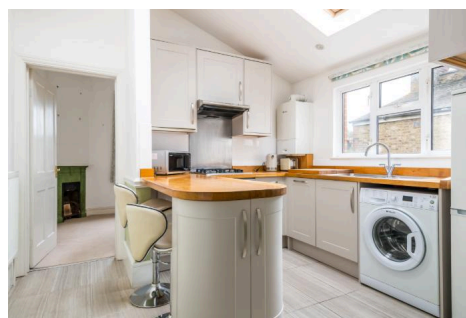


75b, Stondon Park, SE23 1LD · 3 bedroom Flat

£475,000



ALPS Estates Ltd trading as Pickwick Estates

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

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These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

75b, Stondon Park, SE23 1LD · 3 bedroom Flat

£475,000



Property description



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75b, Stondon Park, SE23 1LD · 3 bedroom Flat

£475,000

A charming and well-presented three-bedroom first floor flat, set within an attractive Victorian period house, offering over 700 sq ft of internal space. The property is offered chain free and benefits from a share of freehold.

The flat has been tastefully decorated throughout and enjoys an abundance of natural light, complemented by double glazing and a well-designed open-plan kitchen/breakfast room.

The property is approached via a handsome Victorian façade, featuring exposed brickwork and an arched porch set back from the street. A pathway leads to the front door, complete with original stained-glass detailing.

Inside, a communal entrance hall and stairwell rise to a wide, neatly presented landing, creating a welcoming sense of arrival.

The kitchen/breakfast room is a bright and sociable space, enhanced by skylights and a side window. A wooden breakfast bar provides additional worktop space and informal seating, alongside ample storage.

To the front, the generous reception room is flooded with light via a large bay window and showcases high ceilings, a feature fireplace, and fitted shelving within the alcoves—creating an elegant yet comfortable living space.

The principal bedroom sits adjacent and offers excellent proportions, a feature fireplace, and a rear-facing aspect.

The second bedroom, also a good-sized double positioned to the rear, enjoys pleasant views and continued character features.

The third bedroom is a versatile room, ideal as a home office, nursery, or guest bedroom.

The shower room is finished in a contemporary style, with a marble-tiled enclosure, modern sanitaryware, and a vanity unit.

Ideally located, the property is within easy reach of both Honor Oak Park and Crofton Park stations, offering excellent connections into central London. Honor Oak Park provides Overground services to Shoreditch and Highbury & Islington, as well as National Rail to London Bridge, while Crofton Park offers Thameslink services to Blackfriars, Farringdon, and St Pancras.

The local area is well served by a variety of independent cafés, restaurants, pubs, and shops. Popular spots such as Jerome's and Arlo & Mo are local favourites, while nearby Honor Oak Park and Brockley offer an even wider selection of amenities.

Green open spaces are plentiful, with Blythe Hill Fields, One Tree Hill, and Horniman Gardens all nearby, offering amazing views across London. The area is also popular with families, with a number of highly regarded primary schools close by, including Stillness School just around the corner.



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75b, Stondon Park, SE23 1LD · 3 bedroom Flat

£475,000

Property features

- A charming and well-presented three-bedroom first floor flat
- Set within an attractive Victorian period house
- Offering over 700 sq ft of internal space
- Chain Free
- Share of freehold
- Kitchen breakfast room
- Reception room
- Shower room
- Close to Honor Oak Park station and plenty of local amenities
- Close to green open spaces and a good selection of schools



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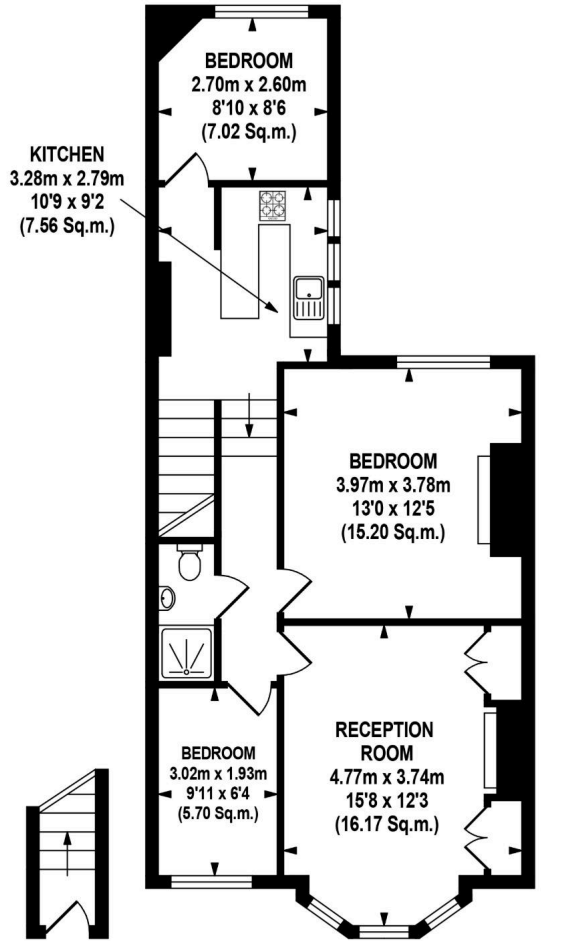
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75b, Stondon Park, SE23 1LD · 3 bedroom Flat

£475,000

75b Stondon Park



GROUND FLOOR
APPROX. FLOOR
AREA 1.95 SQ.M.
(21 SQ.FT.)

FIRST FLOOR
APPROX. FLOOR
AREA 63.64 SQ.M.
(685 SQ.FT.)



 pickwick estates **TOTAL APPROX. FLOOR AREA 65.58 SQ.M. (706 SQ.FT.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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