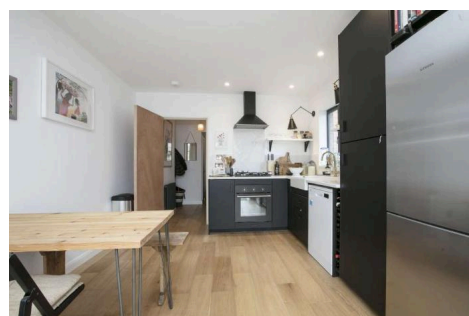
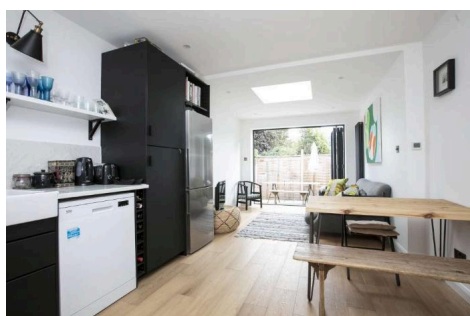


53A, Stondon Park, SE23 1LB · 2 bedroom Flat

£525,000



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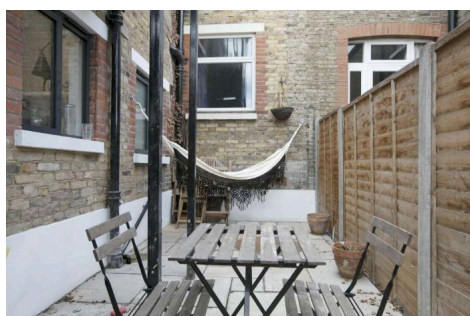
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## Property description

CHAIN FREE - Occupying the entire ground floor of this handsome Victorian house is this well-presented two double bedroom garden flat, with double glazing throughout and ideally positioned between Honor Oak Park and Crofton Park and benefitting from a private southeast-facing garden.

The property offers well-balanced accommodation throughout, combining attractive period character with tasteful contemporary finishes. To the front are two generous double bedrooms arranged back-to-back, both enjoying high ceilings and exposed original floorboards which have been sealed and painted. The principal bedroom is enhanced by a large bay window allowing for excellent natural light, while the second bedroom overlooks the rear garden through a sizeable window.

Positioned centrally within the flat is a thoughtfully designed family bathroom comprising a bath with shower above, WC and wall-mounted wash hand basin. A frosted side-return window provides both natural light and ventilation.

To the rear is an impressive extended kitchen/living space, offering ample room for a dining table, seating area and sofa, creating an excellent entertaining and day-to-day living environment. The room is finished with engineered wood flooring, complemented by a large skylight above the lounge area and expansive bi-fold doors opening directly onto the private patio garden, which has been designed for low maintenance enjoyment.



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The location is particularly convenient, with both London Overground and National Rail connections available from Honor Oak Park, providing easy access to London Bridge, Shoreditch and Highbury & Islington, while Crofton Park offers Thameslink services to Blackfriars, Farringdon and St Pancras.

The surrounding area is renowned for its strong sense of community and excellent selection of independent cafés, restaurants, pubs and shops. Popular local favourites include Jerome's and Arlo & Moe, while nearby Brockley and Honor Oak provide an even broader choice of amenities. Green open spaces are also plentiful, including Blythe Hill Fields, One Tree Hill and Horniman Gardens, all offering wonderful outdoor space and far-reaching views across London.

### Property features

- Ground floor flat
- Two double bedrooms
- Decorated to a very high spec.
- Private garden to rear
- Newly extended Kitchen reception room
- Available to view now.
- Available November
- Close proximity to Honor Oak and Crofton Park
- Close to Blythe Hill Fields
- Close to Stillness and Dalmain primary schools.



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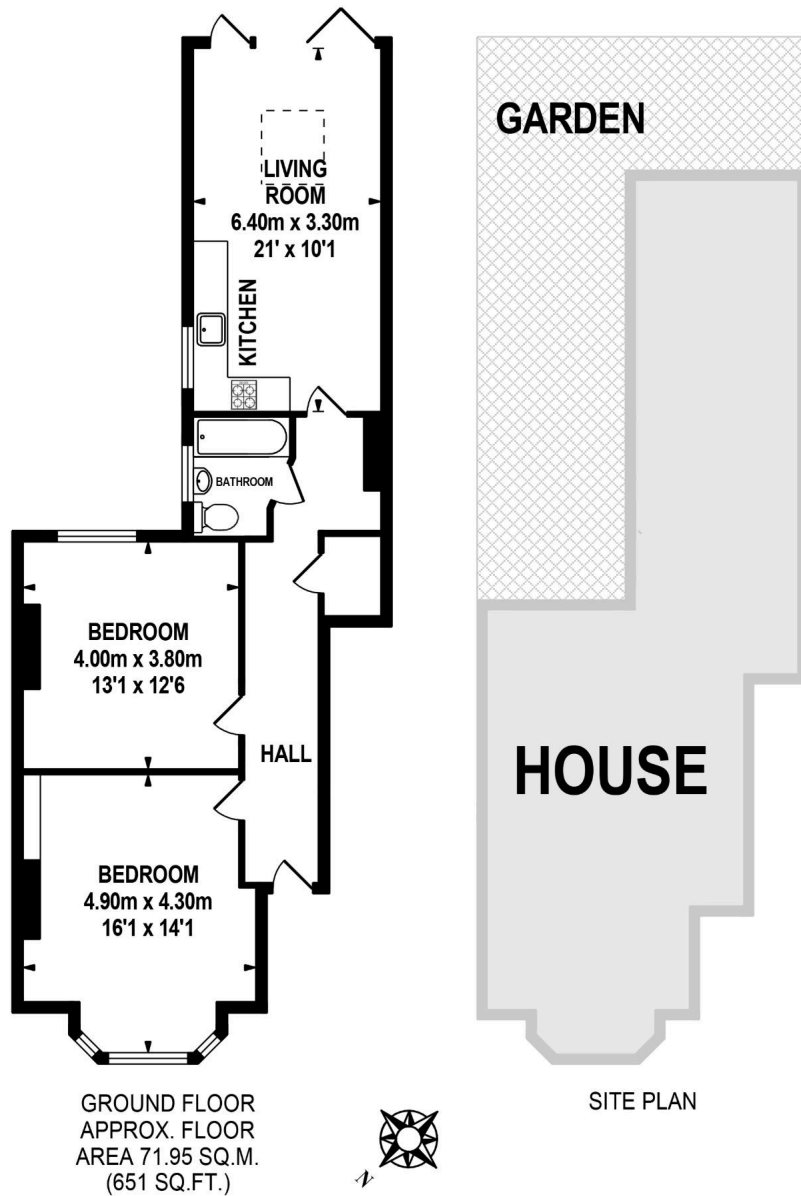
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TOTAL APPROX.FLOOR AREA 71.95 SQ.M. (774 SQ.FT.)

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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