



£465,000 Share of Freehold

2 bedroom flat

Honor Oak Road

Forest Hill

Read all about it...

Offered to the market with no onward chain, this bright and spacious ground-floor apartment is nestled in a highly sought-after building on the slopes of Forest Hill. The property benefits from a share of the freehold and is part of an exclusive block of 18 owner-occupied flats.

With its own private entrance, the apartment welcomes you through a useful porch into a wide and inviting hallway that serves as the central hub of the home. This leads to a modern kitchen, a well-appointed bathroom, and two generously sized double bedrooms. The spacious lounge, ideal for both relaxation and dining, is bathed in natural light from large double-glazed sliding doors that open onto a private patio, offering stunning views across South East London. The beautifully maintained communal garden wraps around the building, providing a tranquil setting. The property also includes a private garage located at the bottom of a secure driveway.

Ideally located near Forest Hill Town Centre, this vibrant area offers a diverse selection of shops and supermarkets, exciting places to eat and drink, and convenient access to Forest Hill Station, which provides frequent London Overground and National Rail services into Central London. Additionally, the nearby Horniman Museum, with its extensive gardens and popular Sunday market showcasing local and independent producers, adds to the appeal of this fantastic location.

Tenure: Share of Freehold (936 years remaining on lease) | **Service Charge:** £150pm |

Council Tax: Lewisham band D

PRIVATE ENTRANCE
COMMUNAL GARDEN
0.5MI TO FOREST HILL STATION

CHAIN FREE
PRIVATE GARAGE
APPROX 753SQFT



Like what you see?

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to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

20' 7" x 4' 4" (6.27m x 1.32m)

Pendant ceiling light, storage cupboard, radiator, tile flooring.

Living Room

17' 9" x 11' 9" (5.41m x 3.58m)

Double-glazed sliding doors to patio, wall-mounted lights, radiator, wood flooring.

Kitchen

10' 10" x 7' 0" (3.30m x 2.13m)

Double-glazed windows, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, combi boiler, radiator, tile flooring.

Bedroom

13' 3" x 11' 4" (4.04m x 3.45m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

13' 3" x 8' 11" (4.04m x 2.72m)

Double-glazed windows, pendant ceiling light, radiator, fitted carpet.

Bathroom

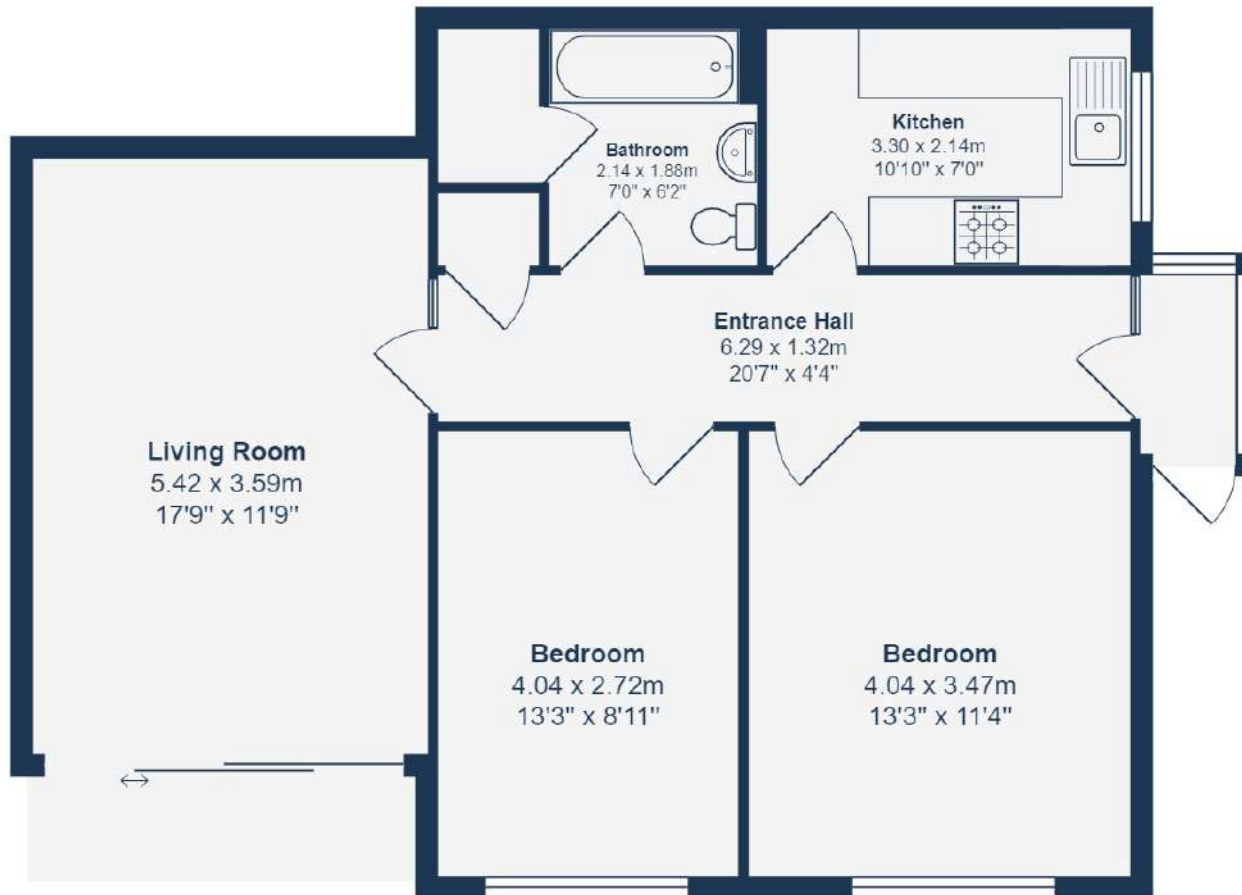
7' 0" x 6' 2" (2.13m x 1.88m)

Flush ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, radiator, storage cupboard, tile flooring.

OUTSIDE

Patio

Communal Garden



Ground Floor

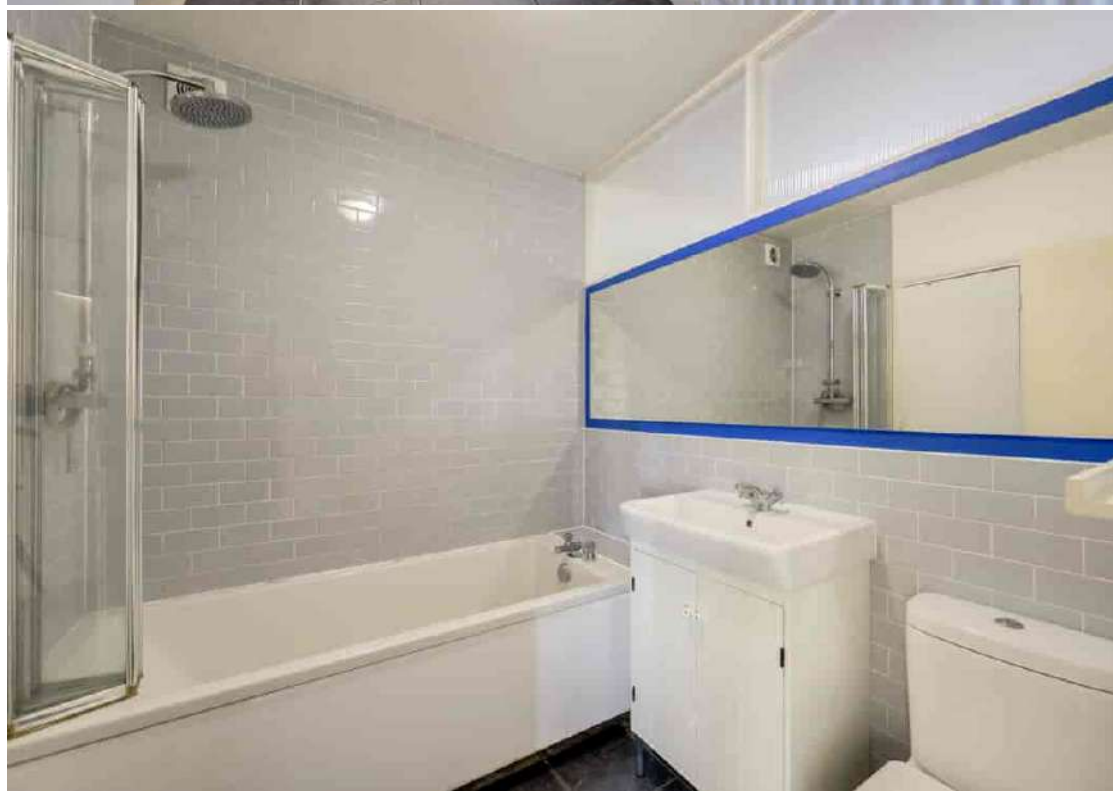
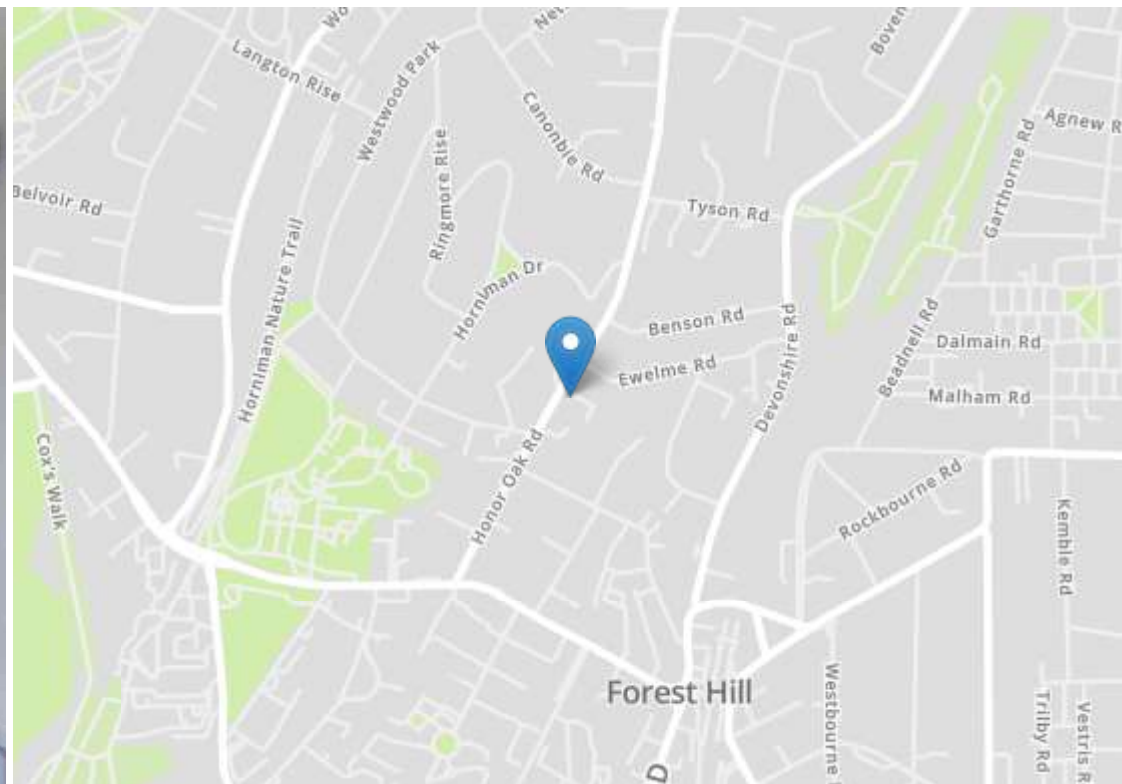
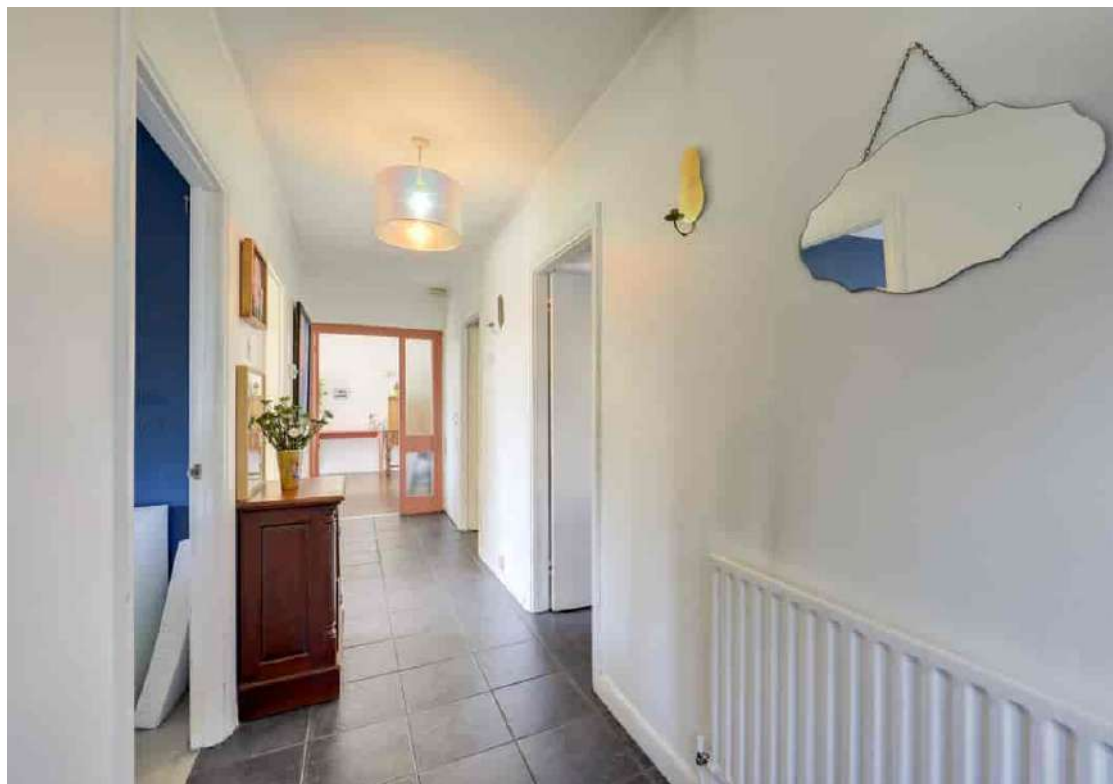
Total Area: 70.0 m² ... 753 ft² (excluding patio)

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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