



**£450,000 Share of Freehold**  
3 bedroom flat

Honor Oak Park  
Honor Oak

## Read all about it...

This lower ground floor three-bedroom flat offers a generous 1,181 square feet of space and its own private entrance, making it a practical and appealing option for those looking to put their own stamp on a home.

Inside, you'll find three well-sized bedrooms, a large reception room, a separate kitchen, and a full bathroom. The layout is functional and the rooms are spacious, though the property would benefit from updating, ideal for buyers keen to personalise.

Ideally located near Honor Oak Park Station, the flat benefits from excellent transport links via National Rail, London Overground, and local buses, ensuring easy access to Central London and beyond. The vibrant area offers a variety of independent shops, supermarkets, and enticing places to eat and drink, all within walking distance. Nearby green spaces and the renowned Horniman Museum provide a perfect setting for leisure, relaxation, and a popular Sunday market featuring local and artisanal producers, adding to the charm of this sought-after location.

### LOWER GROUND FLOOR

#### Entrance Hall

Pendant light, tiled flooring.

#### Reception Room

6.34m x 4.46m (20' 10" x 14' 8")

Pendant ceiling lights & spotlights, bay window, fireplace, radiator, laminate flooring.

#### Kitchen

4.26m x 2.43m (14' 0" x 8' 0")

Track ceiling light, sash windows, fitted kitchen units, double stainless steel sink with drainer, electric oven, gas hob, tiled flooring.

#### Bedroom

6.34m x 4.28m (20' 10" x 14' 1")

Pendant ceiling lights, patio doors, sash window, radiator, cement flooring.

#### Bedroom

4.46m x 3.59m (14' 8" x 11' 9")

Pendant ceiling lights, window, radiator, laminate flooring.

#### Bedroom

4.05m x 2.16m (13' 3" x 7' 1")

Pendant ceiling lights, window, radiator, tiled flooring.

#### Bathroom

2.18m x 2.14m (7' 2" x 7' 0")

Circular ceiling light, window, bathtub, sink, radiator, WC, tiled flooring.



Lower Ground Floor

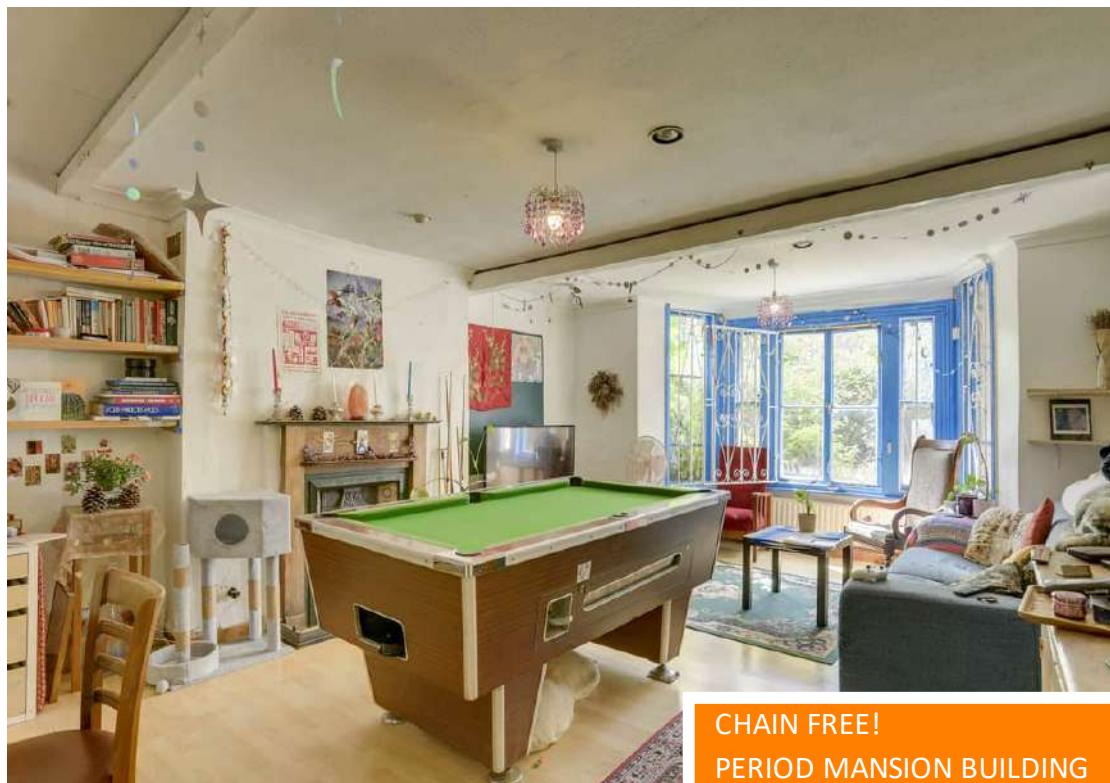
Total Area: 109.7 m<sup>2</sup> ... 1181 ft<sup>2</sup>

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.

Like what you see?

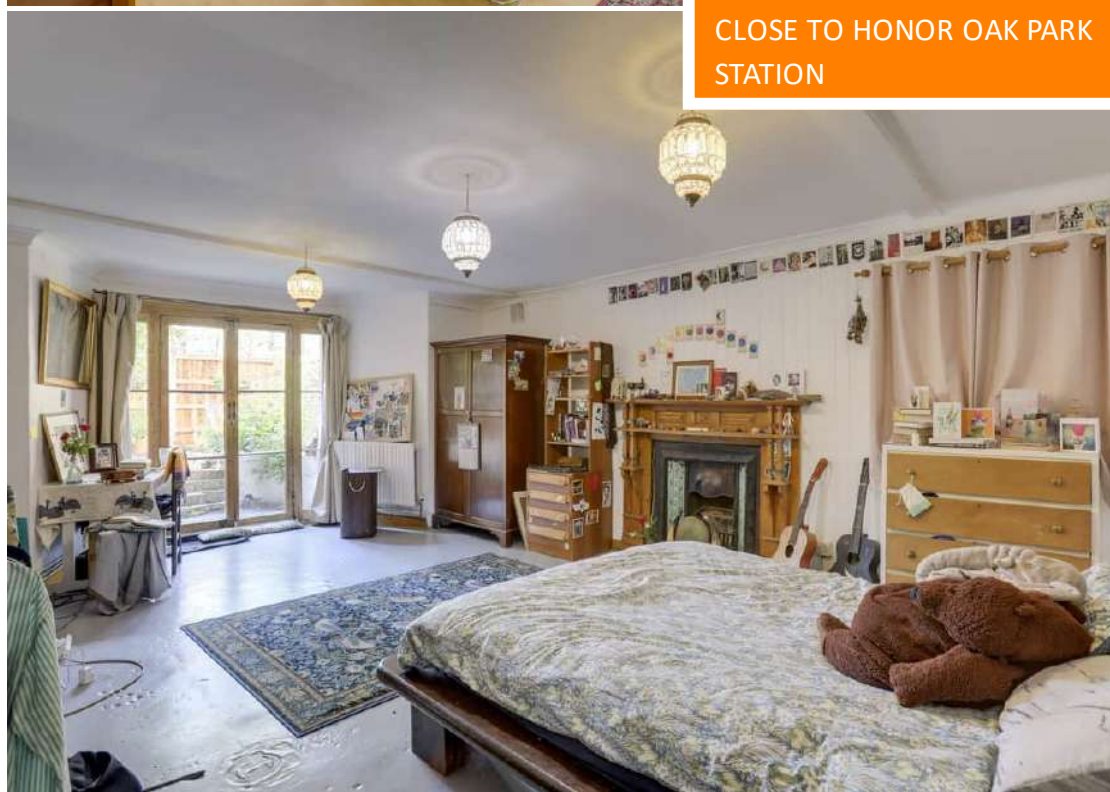
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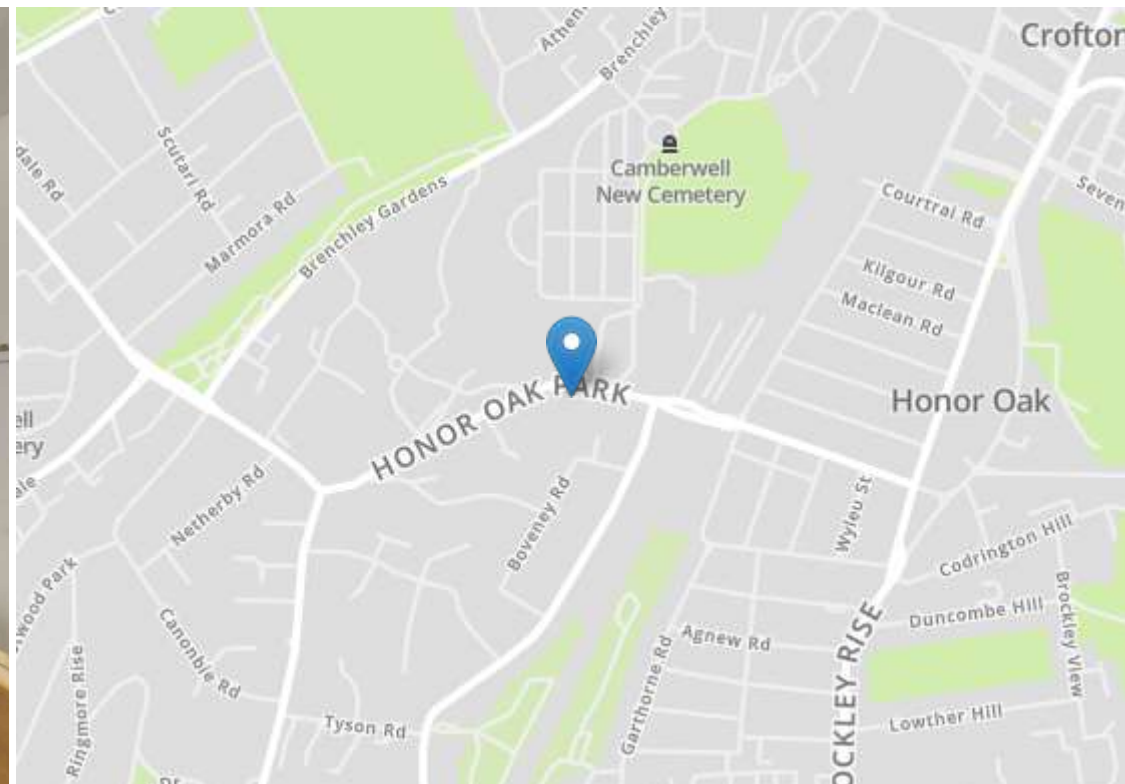
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3 BEDROOM FLAT  
SHARE OF FREEHOLD





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