



STANFORDS

Devonshire Road, London  
£600,000



## 252b Devonshire Road

### Forest Hill

This light and spacious three-bedroom split-level flat is ideally positioned for excellent transport links and offers a move-in ready home.

Arranged over two floors of a charming period conversion, the property boasts bright, modern interiors throughout. The first level features a generous living room filled with natural light from large bay windows, offering ample space to relax and dine, alongside a charming feature fireplace. To the rear, you'll find a modern kitchen and family bathroom, while this floor also houses two well-proportioned double bedrooms.

Upstairs, the second floor hosts a large double bedroom filled with natural light from dual-aspect windows. The space benefits from built-in storage, a sleek ensuite shower room, and a spacious walk-in closet, which could also be used as a nursery or home office.

Ideally positioned within easy reach of Honor Oak Park Station, the property offers convenient National Rail and London Overground services into Central London. The surrounding area has a vibrant community feel, with a fantastic selection of independent shops, cafés, restaurants, and local amenities nearby. Popular with families, the area is also well served by highly regarded nurseries and schools, including Fairlawn Primary School, while the green open spaces of Honor Oak Park are also close by.

- Split Level Flat
- Three Double Bedrooms
- Light & Modern Interiors
- Master Bedroom with Ensuite & Walk-In Wardrobe/Study
- 0.2mi to Honor Oak Park Station
- Close to Honor Oak Park





## FIRST FLOOR

### Reception Room

19' 2" x 14' 8" (5.84m x 4.46m)

Double-glazed windows, plantation shutters, pendant ceiling lights, fireplace, alcove shelving and cabinets, radiator, wood flooring.

### Kitchen

9' 1" x 7' 1" (2.76m x 2.16m)

Double-glazed window, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, integrated fridge/freezer, oven and gas hob, extractor hood, tile flooring.

### Bathroom

9' 1" x 4' 6" (2.76m x 1.37m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

### Bedroom 2

14' 7" x 12' 9" (4.45m x 3.89m)

Double-glazed bay windows, inset ceiling spotlights, radiator, fitted carpet.

### Bedroom 3

13' 1" x 12' 1" (3.99m x 3.69m)

Double-glazed window, pendant ceiling light, built-in storage/utility cupboards, radiator, fitted carpet.



## SECOND FLOOR

### Bedroom 1

16' 5" x 10' 11" (5.01m x 3.33m)

Double-glazed windows, inset ceiling spotlights, built-in storage cupboards, eaves access, radiator, wood flooring.

### Walk-In Wardrobe / Study

8' 8" x 6' 4" (2.63m x 1.93m)

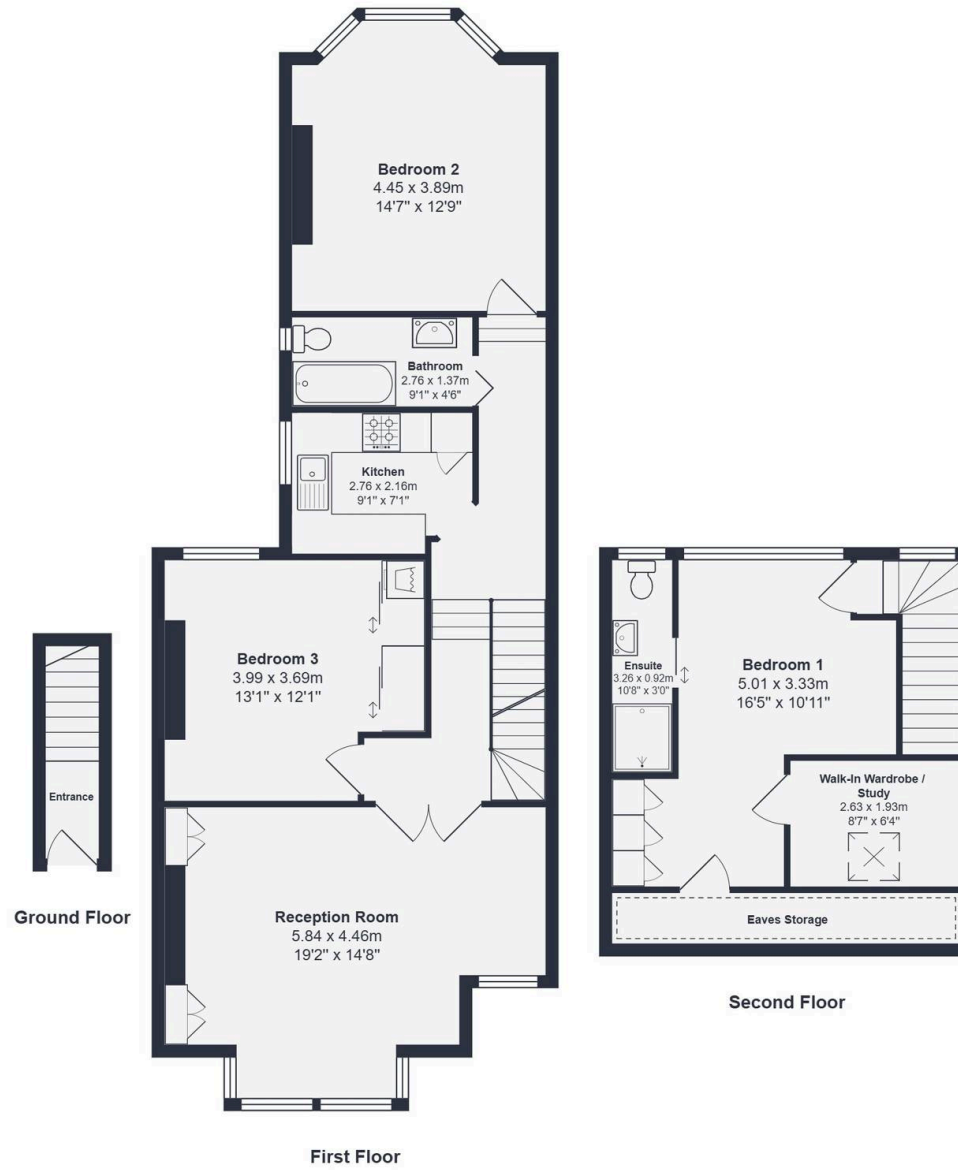
Double-glazed roof window, inset ceiling spotlights, wood flooring.

### Ensuite

10' 8" x 3' 0" (3.26m x 0.92m)

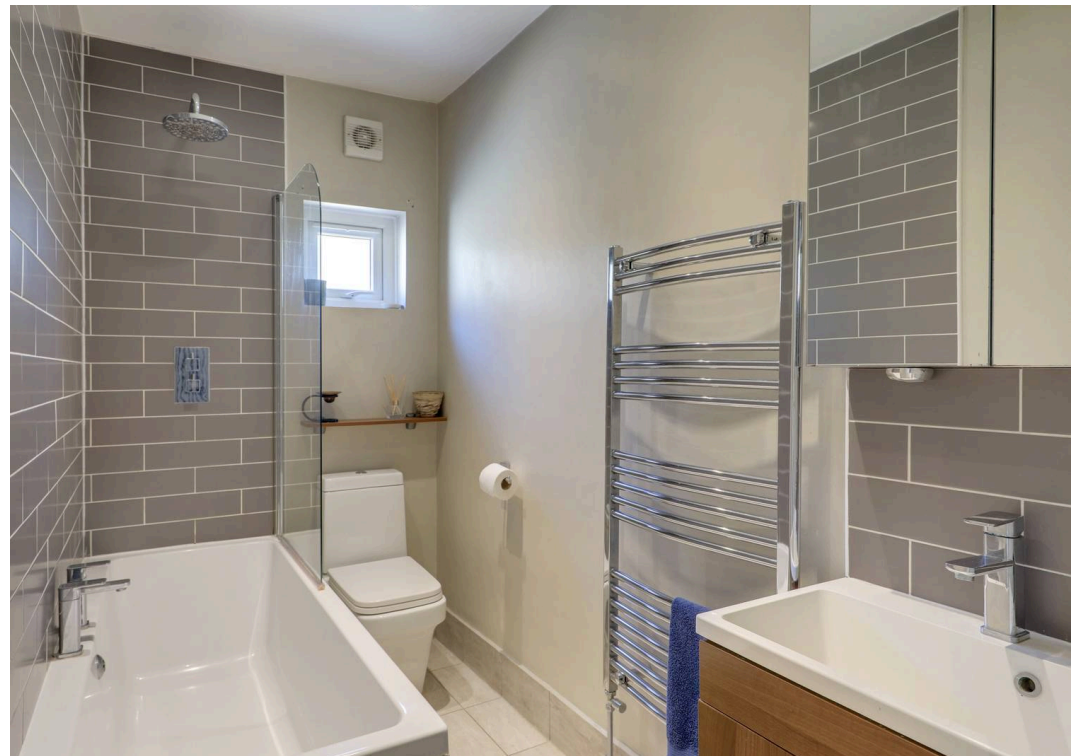
Double-glazed window, inset ceiling spotlights, walk-in shower, washbasin, WC, heated towel rail, tile flooring.





Total Area: 104.4 m<sup>2</sup> ... 1124 ft<sup>2</sup> (excluding eaves storage)

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.





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