



Ackroyd Road, SE23 | £550,000

02087029999

[newhomes@pedderproperty.com](mailto:newhomes@pedderproperty.com)

**pedder**  
NEW HOMES





## In General

- Freehold
- No Chain
- End of Terrace
- New Build
- Two-bedroom
- Private Terrace
- Close to Overground links
- Modernised throughout

## In Detail

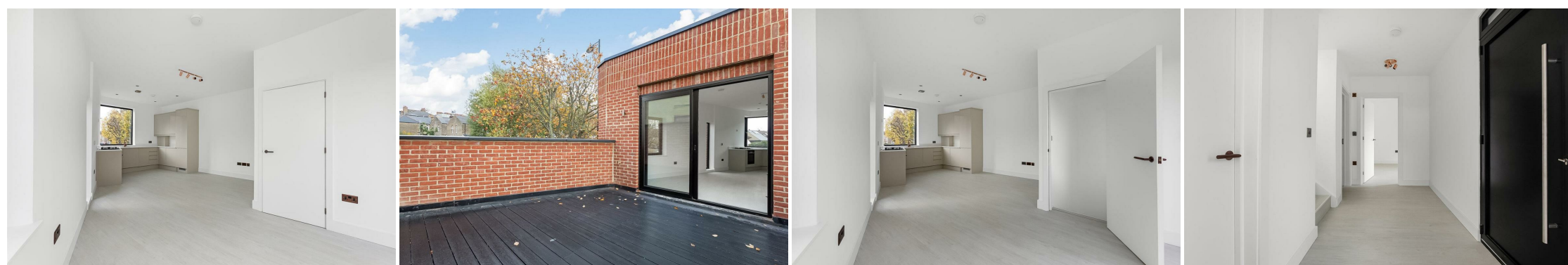
This brand-new 827 sq ft two-bedroom home is thoughtfully designed over two floors, combining contemporary design with a bright, welcoming feel.

Upon entering at ground level, you are greeted by a spacious hallway with generous storage under the stairs, leading to two beautifully proportioned double bedrooms. Both feature distinctive window designs that flood the rooms with natural light. The principal bedroom enjoys a desirable dual aspect, while the second bedroom is well suited for a study, guest room, or nursery. Additionally, a sleek, modern family bathroom completes this level.

Upstairs, there is a light and spacious kitchen living area, with large windows the room offers lots of natural light. The kitchen is sleek and modernised with an integrated gas cooker, the kitchen has plenty of storage and worktop space. The living area adjacent to the kitchen has large double doors which step out into the private terrace area, perfect for summer dining.

Ackroyd road is ideally located in Honor Oak, a vibrant and well-connected neighbourhood known for its independent cafés such as Rise and Fred's which are a short walk away, along with a welcoming community and access to green spaces. Well renown restaurants such as Babur and Amrutha are just on your doorstep along with plenty of hearty pubs.

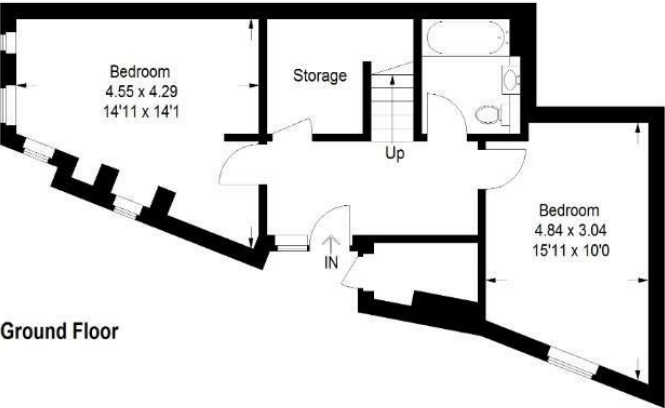
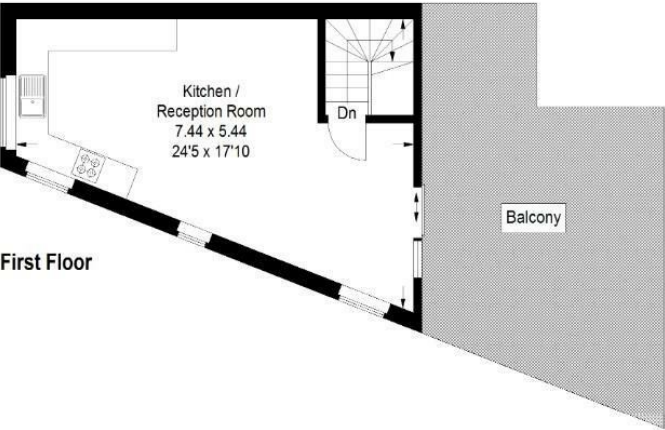
Honor Oak Park Station and Crofton Park Station are both within easy walking distance, providing swift Overground and National Rail links to London Bridge, Shoreditch, and Canada Water, making commuting into central London both fast and convenient.



# Floorplan

Ackroyd Road, SE23

Approximate Gross Internal Area  
76.9 sq m / 827 sq ft



Copyright www.pedderproperty.com © 2025  
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-101) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.