



Wood Vale, SE23 | £425,000

02087029444

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

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# In General

- Chain-free
- Share of freehold
- Large private rear garden
- Bright and spacious reception room
- Off-street parking
- Excellent storage throughout
- An abundance of natural light
- Two double bedrooms
- Great transport links
- Huge loft room

# In Detail

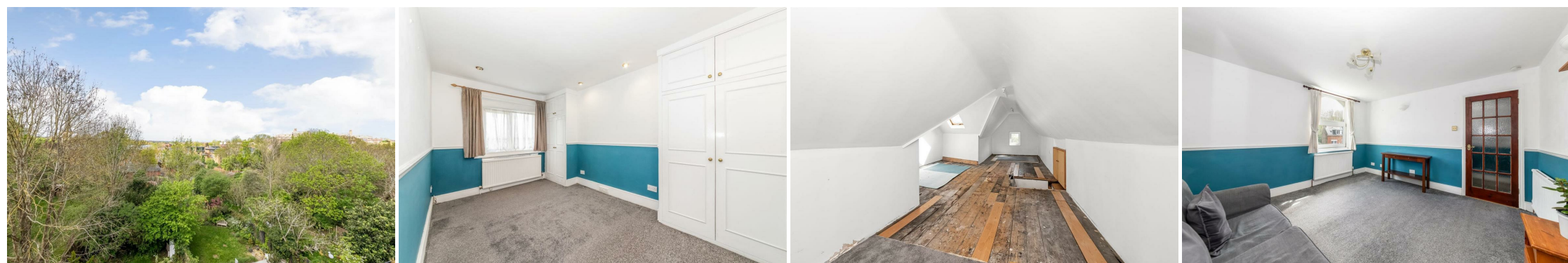
A well-presented two double-bedroom Victorian conversion for sale on the very popular Wood Vale, situated on the borders of East Dulwich and Forest Hill. Offered chain-free and with a share of the freehold.

This property comprises two well-proportioned bedrooms with fitted wardrobes, a bright and spacious reception room, a separate fitted kitchen, and a neutral bathroom suite. Further benefits include a large private garden, a substantial loft room, off-street parking, an abundance of natural light, double glazing, and plenty of storage.

The property is situated just moments from the Horniman Museum and approximately 0.7 miles from Forest Hill station, offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is also very well placed for access to a range of local amenities, including parks, restaurants, supermarkets, coffee shops, cafés, and gastropubs.

Contact the Pedder Forest Hill sales team today to arrange a viewing.

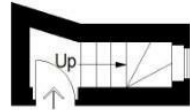
EPC: C | Council Tax Band: B | Share of Freehold | Lease: 863 years remaining | SC: £100pm | GR: £0 | BI: Incl. SC.



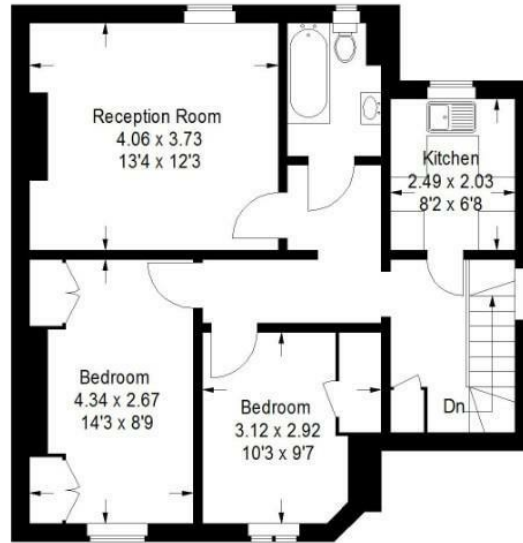
# Floorplan

## Woodvale, SE23

Approximate Gross Internal Area  
 61.1 sq m / 658 sq ft  
 Loft = 41.5 sq m / 446 sq ft  
 Total = 102.6 sq m / 1104 sq ft



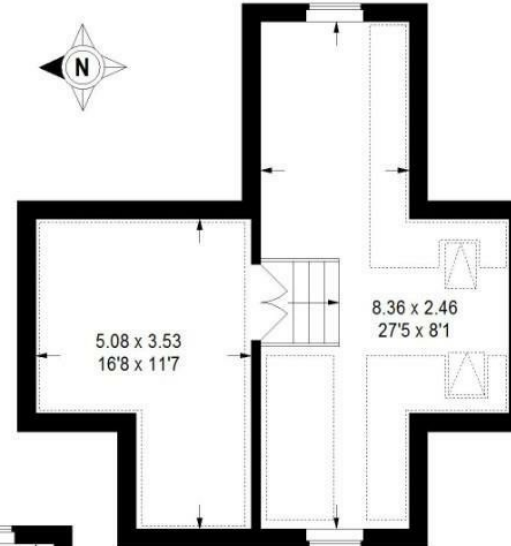
First Floor



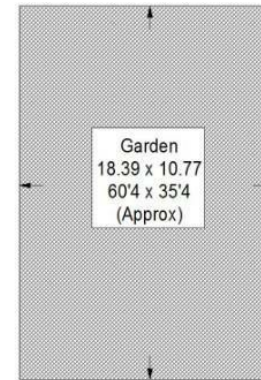
Second Floor

= Reduced headroom below 1.5 m / 5'0

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Loft



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		70	78
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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