



Perry Vale, SE23 | Offers In Excess Of £425,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Chain free
- Two bedrooms
- First floor
- Communal garden
- Bright and spacious reception room
- Combi boiler
- Working fireplace
- Abundance of natural light
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented two bedroom flat for sale with a communal garden, located moments from Forest Hill station. Offered chain free.

Situated on the first floor and recently renovated to a high standard, this charming home comprises two bedrooms, a sleek modern bathroom suite, a separate fitted kitchen and a bright and spacious reception room, ideal for both relaxing and entertaining.

Further benefits include a working fireplace and other charming original features, wooden flooring throughout, an abundance of natural light and ample storage. Residents also have access to a large communal garden complete with a bike rack, shed, raised vegetable beds and flower patch, rainwater collection and compost, and so much more.

The property is situated approximately 0.3 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 across the whole of London. It is also very well located for access to various local amenities, including a variety of parks, restaurants, supermarkets, coffee shops, cafes, gastro pubs and outstanding schools.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.

EPC: C | Council Tax Band: B | Lease: 90 years remaining | SC: £2,300 pa | GR: £220 pa | BI: Incl. in SC

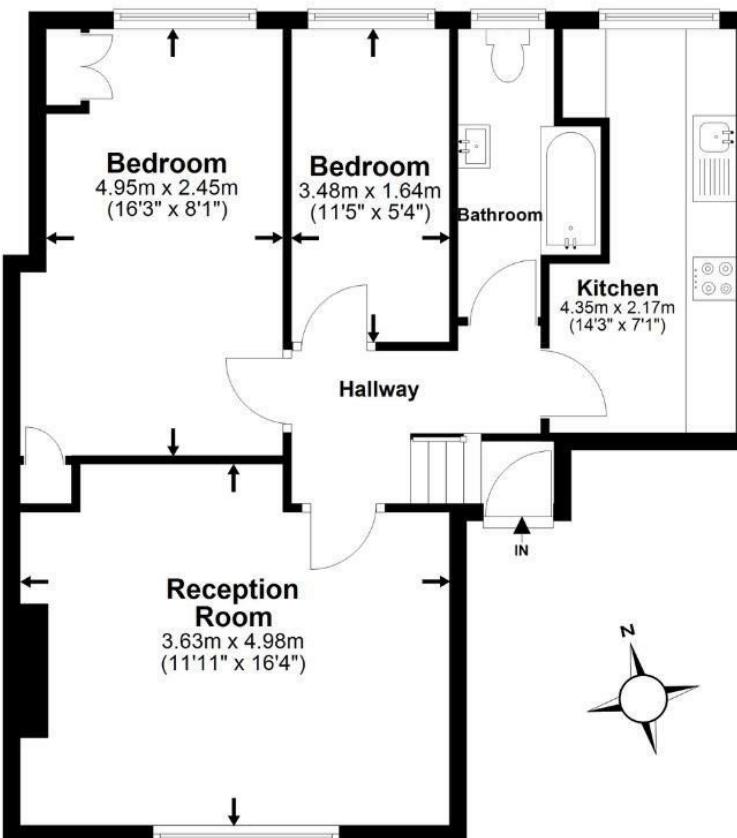


Floorplan

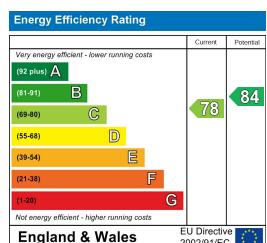
Perry Vale, SE23
 Total* = 59.9 sq m / 645.2 sq ft
 First Floor = 59.9 sq m / 645.2 sq ft
 [] = Reduced head room below 1.5m

pedder
 We live local

First Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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.