

Aylward Road, SE23 | Guide Price £575,000

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In General

- Offered chain free
- Lease: 990 years on completion
- Private west facing garden
- Off-street parking/driveway
- 18ft open plan kitchen/reception room
- Working gas fireplace
- Bay windows with bespoke shutters
- Attic for storage
- Close to local amenities
- Excellent transport links

In Detail

** Guide price £575,000 - £600,000 ** A beautifully presented three bedroom period conversion located on the quiet residential street Aylward Road, complete with a private rear garden. Offered chain free.

Set on the first floor, this beautiful flat spreads across 853 sq ft, making it a perfect family home. The property comprises three bedrooms, a modern bathroom suite, and an 18 ft open plan kitchen/reception room complete with a bay window. Further benefits include off street parking, a private west facing garden which has been recently turfed, engineered wood flooring, bay windows with bespoke shutters, double glazed sash windows, a working gas fireplace, attic for storage, and so much more.

The property is located just 0.5 miles from Forest Hill station, offering excellent transport links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. It is a short walk from various local amenities, including restaurants, gastro-pubs, coffee shops, cafés, and parks with good local schools also nearby.

Sellers comments:

This has been the perfect home for our family of four. It truly feels like a house - a space to grow, play and entertain. The open kitchen/living area is the heart: sunny afternoons with light streaming through the bay window, dinner parties with 10+ guests, and cosy winter evenings by the fire.

The garden is private and secure, ideal for children to play freely, and it gets the afternoon/evening sun, perfect for summer dinners on the decking. The driveway and private front door make daily life easy, from unloading shopping to packing for trips away.

Weekends often mean trips to nearby Mayow Park or the Horniman, popping to the newly renovated Stuffed Walrus less than 5 minutes away, or into Forest Hill for a drink or supper. It’s a friendly neighbourhood and a very special place to call home.

EPC: D | Council tax band C | Lease: 990 years on completion | SC: £679.80 pa | GR: £10 pa | BI: Inc in SC



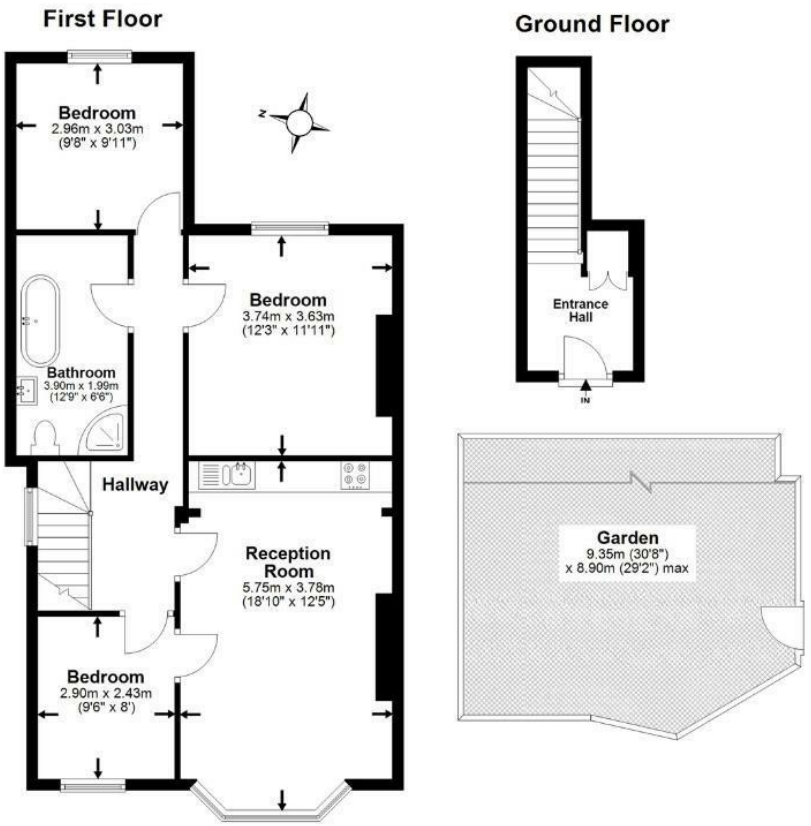



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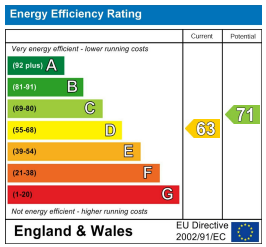
Floorplan

Aylward Road, SE23
Total* = 79.2 sq m / 853.0 sq ft
First Floor = 71.8 sq m / 772.8 sq ft
Ground Floor = 7.4 sq m / 80.2 sq ft
[ ] = Reduced head room below 1.5m

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*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.



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