



Waldram Park Road, SE23 | Guide Price £325,000

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# In General

- Two double bedrooms
- Second floor
- Spacious reception room
- Off street parking
- Long lease
- Communal outdoor area
- Abundance of natural light
- Ample storage
- Close to local amenities
- Excellent transport links

# In Detail

Guide Price £325,000 - £350,000. A recently refurbished two-double-bedroom apartment for sale, situated close to Forest Hill station.

Situated on the second floor, this lovely property comprises two double bedrooms, a separate fitted kitchen, a spacious reception room and a modern bathroom suite. Further benefits include a communal outdoor area, off-street parking, an abundance of natural light, ample storage and so much more.

Located just a short distance from Forest Hill station offering links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and the ever popular Horniman Park & Blythe Hill Fields.

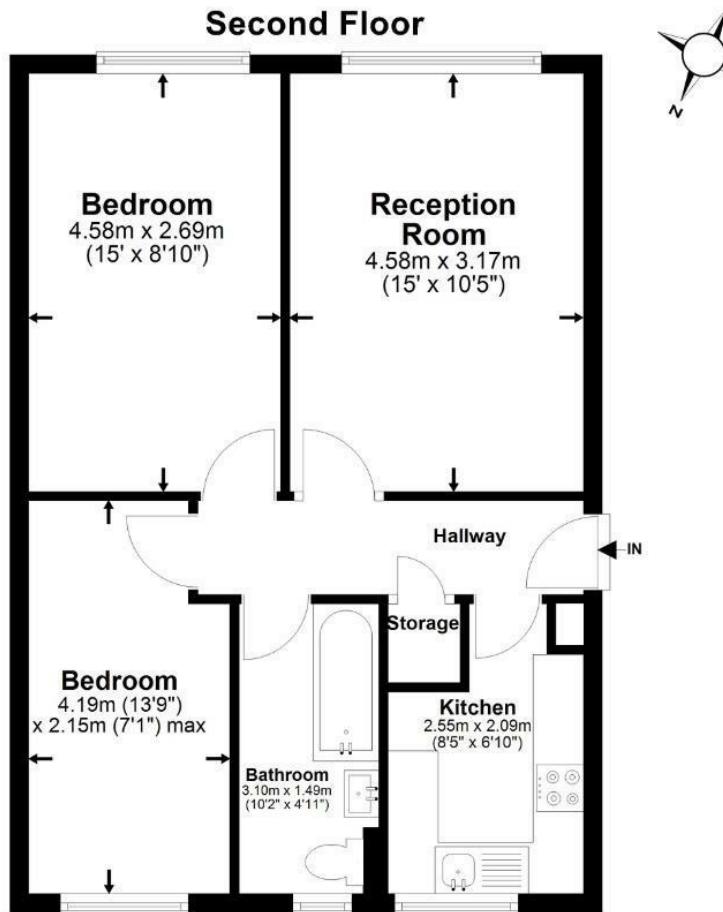
EPC: TBC | Council Tax Band: C | Lease: 133 years remaining | SC: £1,623.60 pa | GR: £0 | BI: Incl. in SC



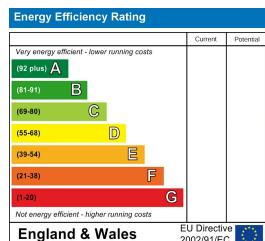
# Floorplan

Cheney Court, SE23  
 Total\* = 52.6 sq m / 566.2 sq ft  
 Second Floor = 52.6 sq m / 566.2 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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