



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

02087029444

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

**pedder**  
We live local







# 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.

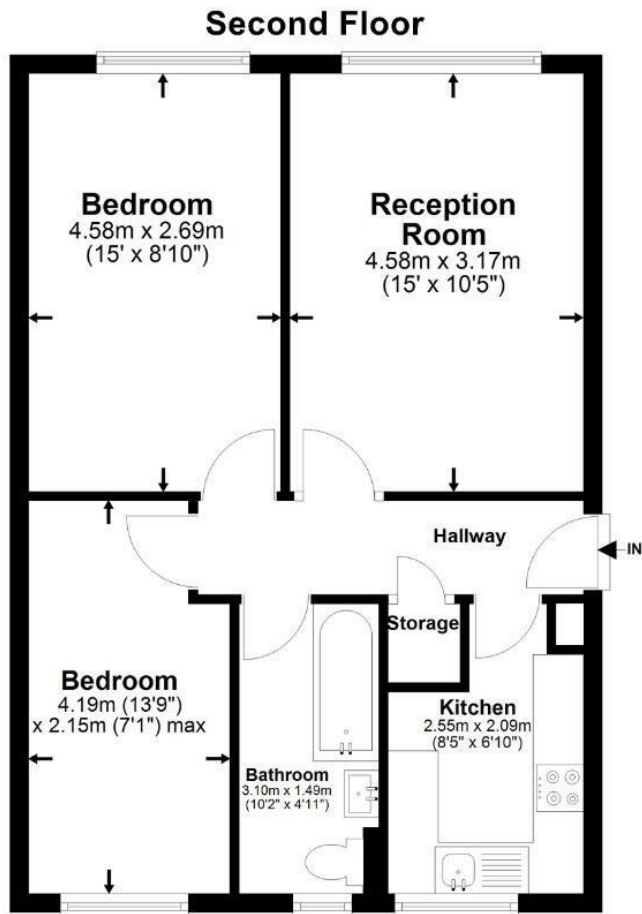
Located just a short distance from Forest Hill station offering links into London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs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



\*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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(81-91) <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.