



Perry Rise, SE23 | Guide Price £750,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Four bedrooms
- Spacious front reception room
- Fitted kitchen with integrated appliances
- Modern bathroom suite
- Separate dining room
- Large south-west facing garden
- Driveway
- Abundance of light
- En-suite bathroom
- Storage space

In Detail

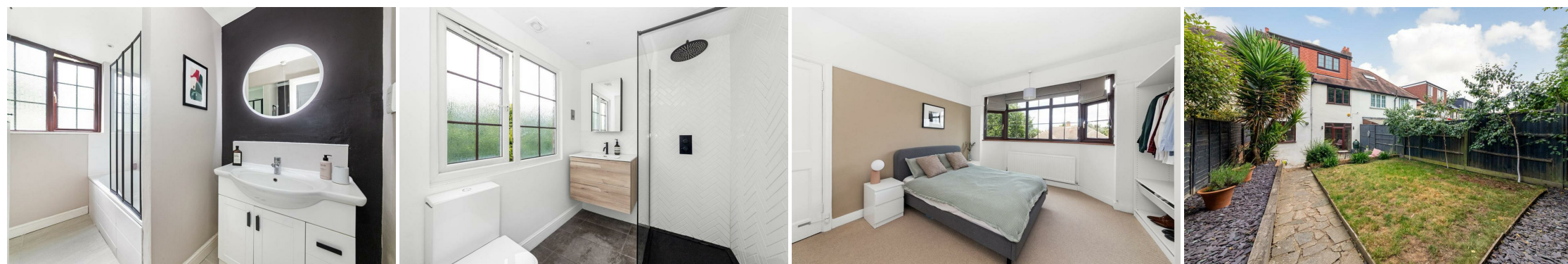
Guide Price £750,000 - £800,000 A wonderful mid-terrace four bedroom family home with a private landscaped garden for sale on the popular Perry Rise in Forest Hill.

The property comprises a spacious front reception room, four bedrooms, dining room, separate fitted kitchen with integrated appliances, modern bathroom suite, and a large south-west facing garden. Further benefits include a driveway, an abundance of light, master en-suite, gas fireplace, storage space and so much more.

The property is situated approximately 0.6 miles to Forest Hill station & 0.7 miles to Sydenham Station, both 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 various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

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

EPC: E | Council Tax Band: D




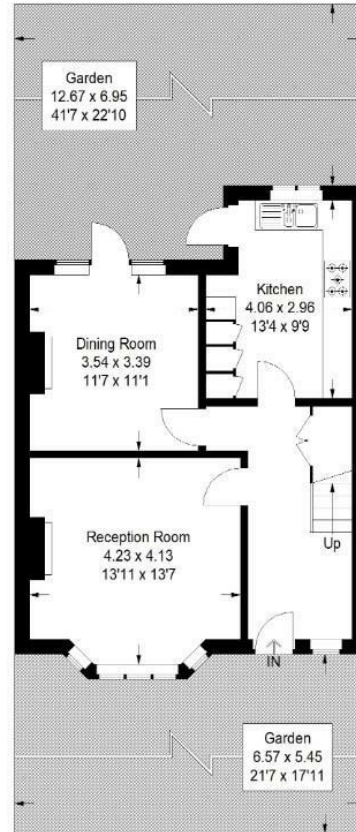
Floorplan

Perry Rise, SE23

Approximate Gross Internal Area
(Excluding Eaves)
132.8 sq m / 1429 sq ft



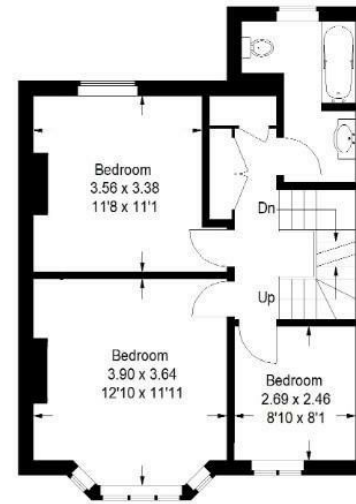
 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



Second Floor



First Floor

Copyright www.pedderproperty.com © 2025

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
102 plus) A	75
81-101) B	
69-80) C	
55-68) D	
39-54) E	
21-38) F	
1-20) G	
Not energy efficient - higher running costs	45
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.