

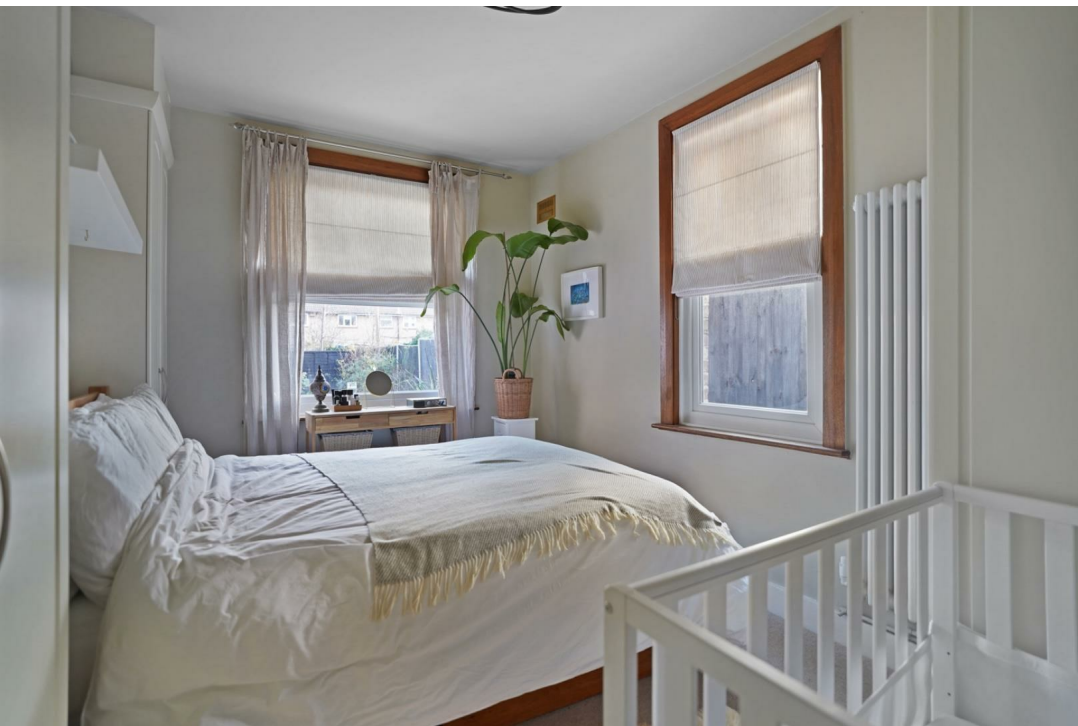


Elsinore Road, SE23 | Guide Price £400,000

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In General

- Share of freehold
- Large private rear garden
- Spacious reception room
- Separate eat-in kitchen
- Excellent transport links
- One double bedroom
- Neutral bathroom
- Stripped wooden flooring
- Popular location

In Detail

**** Guide Price £400,000 - £425,000 **** A well-presented one-bedroom ground-floor garden flat with a share of the freehold, offering generous living space, direct access to a private rear garden in a popular SE23 location.

The flat comprises a bright front reception room with stripped wooden flooring, a spacious eat-in kitchen with space for dining, a comfortable double bedroom, and a neutral, well-maintained bathroom. The layout is practical and easy to furnish, making it ideal for first-time buyers looking for a home that works from day one.

To the rear, the property benefits from direct access to a large private garden, perfect for entertaining, relaxing, or home working in warmer months. Additional features include original details, wooden shutters, good natural light throughout, and useful built-in storage.

The property is offered with a share of freehold and a long lease of 993 years, with no service charge or ground rent, providing long-term peace of mind and low ongoing costs — particularly attractive for first-time buyers.

Well located for Forest Hill, Honor Oak Park, Catford and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, Blackfriars, London Bridge, Victoria stations and other central London destinations, while the area benefits from independent cafes, green spaces, and popular local pubs.

EPC: D | Council Tax Band: B | Share of freehold with underlying lease of 993 years | SC: £0 | GR: £0 | BI: TBC



Floorplan

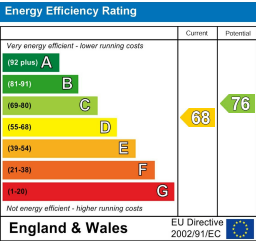
Ground Floor
Approx. 53.2 sq. metres (573.1 sq. feet)



Total area: approx. 53.2 sq. metres (573.1 sq. feet)

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- Code of Measuring Practice. Not drawn to scale, windows and door measurements are approximate. please
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Plan produced using PlanUp.



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