**Wood Vale, SE23 | £270,000**

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# In General

- Chain free
- Double bedroom
- Private west facing balcony
- Modern bathroom suite
- Bright and spacious reception room
- Allocated off street parking
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

A charming one-bedroom apartment with a west-facing balcony for sale in Burnfoot Court, a private and well-maintained development on the highly popular Wood Vale, on the borders of East Dulwich and Forest Hill. Offered chain-free.

This wonderful property boasts a smart, well-balanced layout, featuring a generous double bedroom, a separate fully fitted kitchen, and a sleek modern bathroom suite. The standout feature is the bright and airy reception room, which floods with natural light and opens directly onto the private balcony — perfect for morning coffee or unwinding in the evening sun.

Further benefits include a long lease, allocated off-street parking, and access to a beautifully maintained communal garden. The apartment also enjoys an abundance of natural light throughout.

Situated just 0.6 miles from Forest Hill station, the property benefits from excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other destinations across London. It is also conveniently located for a wide range of local amenities, including parks, restaurants, supermarkets, Forest Hill Pools & Leisure Centre, independent coffee shops and cafés, gastropubs, and the ever-popular Horniman Museum & Gardens.

Call the Pedder Forest Hill sales team today to arrange a viewing.

EPC: D | Council Tax Band: C | Lease: 155 years remaining | SC: £2,851.20 pa | GR: £0 | BI: Incl. in SC

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# Floorplan

**Burnfoot Court, SE23**
Total* = 46.0 sq. m / 494.8 sq. ft
Third Floor = 46.0 sq. m / 494.8 sq. ft
= Reduced head room below 1.5m

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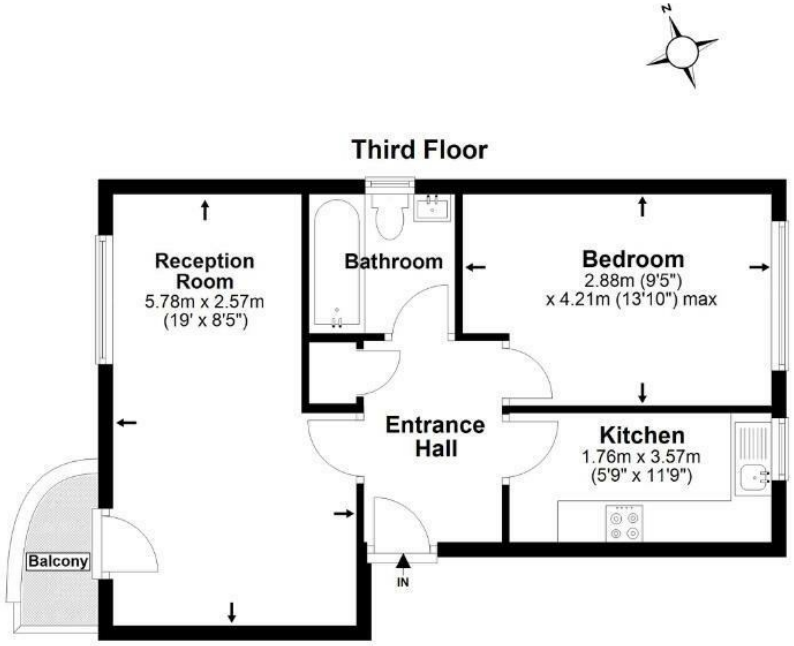
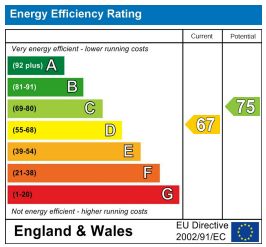



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

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