Duncombe Hill, SE23 | £575,000

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Reebok
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In General

- Share of freehold
- Direct access to a private park/woodlands
- Modern bathroom suite & wet room
- Two double bedrooms
- 35ft south facing garden
- Bright and spacious reception room
- High ceilings
- Double glazing
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented two bedroom ground floor flat for sale, with direct private access to a four-and-a-half-acre residents only park featuring tennis courts, woodlands, a fire pit and much more.

Spanning across an impressive 1,051 sq ft of internal living space, this property comprises two spacious double bedrooms, a sleek modern bathroom suite as well as a wet room, a separate fitted kitchen and a 17ft reception room – an ideal setting for both everyday living and entertaining. This bright and sociable space flows seamlessly into a spacious conservatory, which in turn opens onto a private 35ft rear garden.

From here, a secure gated entrance provides exclusive access to the beautifully maintained ornamental gardens of the Brockley Hill Park Estate – a private facility reserved solely for residents of the surrounding roads, with no public access.

Further benefits include high ceilings, double glazed windows, a front and back garden, coving, a large shed, abundance of natural light, ample storage and so much more.

Ideally located just 0.3 miles from Honor Oak Park station, which offers excellent Overground and rail connections to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and numerous other destinations across London. It is also ideally placed for a wide range of local amenities, including highly regarded schools, parks, restaurants, supermarkets, independent coffee shops, cafés and gastropubs.

Please contact the Pedder Forest Hill office today to arrange a viewing.

EPC: D | Council Tax Band: C | Lease: 999 year lease on completion | SC: Nil | GR: Nil | BI: £97.41 pa | £99 pa for maintenance of the private gardens.

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Floorplan

Duncombe Hill, SE23
Total* = 97.7 sq m / 1051.2 sq ft
Ground Floor = 97.7 sq m / 1051.2 sq ft
[ ] = Reduced head room below 1.5m

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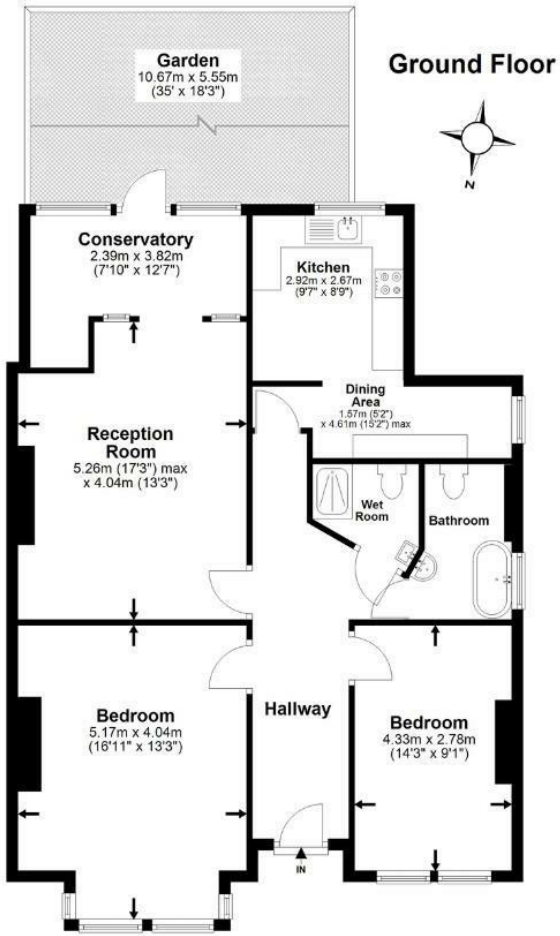
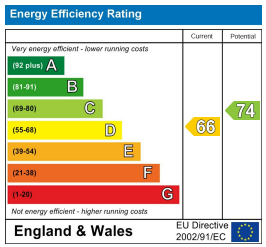


*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant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



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