



Clyde Vale, SE23 | Guide Price £1,250,000 - £1,300,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Guide price £1,250,000 - £1,300,000
- Three bedrooms
- 19th century meeting hall
- 39ft north facing garden
- Balcony
- Two large reception rooms
- Two bathrooms
- Fireplace
- Close to local amenities
- Excellent transport links

In Detail

**** Guide price £1,250,000 - £1,300,000 **** An exceptional three-bedroom semi-detached family home for sale, offering a rare blend of character, space and outdoor living, complete with a private garden and balcony.

Forming part of a beautifully converted 19th-century meeting hall, this striking home is arranged over four floors and spans an impressive 2,231 sq ft. On entry, you are welcomed into a wonderfully bright and expansive open-plan kitchen and reception room — an ideal space for entertaining, hosting and modern family life. This flows seamlessly onto a superb 39ft private north-facing garden, further enhanced by an external storage area.

The first floor boasts a second generous reception room stretching over 30ft with a built-in study nook, offering exceptional flexibility for living, working or relaxing, alongside a modern shower room.

The second floor comprises two well-proportioned double bedrooms, while the top floor is dedicated to the impressive principal suite, complete with its own en-suite bathroom and private balcony.

Further benefits include an abundance of natural light throughout, excellent storage, high ceilings, a feature fireplace, a wealth of original character features and so much more.

The property is located just 0.3 miles from Forest Hill station, offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafés and gastropubs.

Early viewings are highly recommended, please contact the Forest Hill sales team to arrange a viewing.

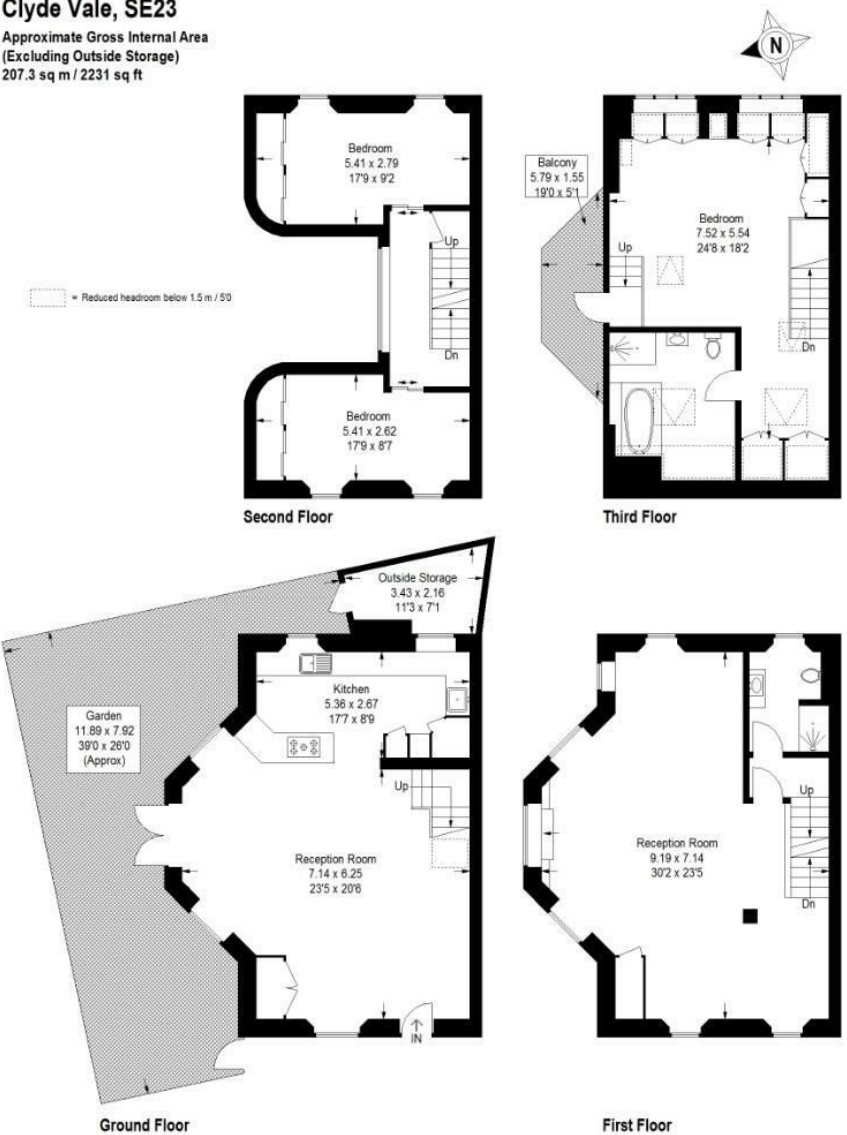
EPC: D | Council Tax Band: E



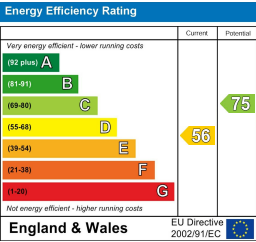
Floorplan

Clyde Vale, SE23

Approximate Gross Internal Area
(Excluding Outside Storage)
207.3 sq m / 2231 sq ft



Copyright www.pedderproperty.com © 2026
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.



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.