



Lessing Street, SE23 | £450,000

02087029444  
foresthill@pedderproperty.com





# In General

- Chain free
- Share of freehold
- Built in wardrobes
- Private landscaped garden
- Convenient utility room
- Attractive period features
- An abundance of natural light
- Excellent storage throughout
- 0.1 miles from Honor Oak Park station
- Close to local amenities

# In Detail

A beautifully presented ground floor Victorian conversion for sale on the sought-after Lessing Street, just moments from Honor Oak Park station. Boasting a private rear garden, the property is offered to the market chain free and with a share of the freehold.

Situated on the ground floor, this charming home comprises a bright and spacious front reception room, enhanced by an elegant bay window and feature fireplace, a generous double bedroom with built-in wardrobes and French doors opening directly onto the garden, a separate fitted kitchen, a contemporary bathroom suite, and a practical utility room.

To the rear, the landscaped private garden provides a peaceful outdoor retreat, complete with a useful storage shed. Further benefits include attractive period features, an abundance of natural light, excellent storage throughout, and a wonderful blend of character and modern convenience.

Ideally located approximately 0.1 miles from Honor Oak Park station, the property offers excellent Overground and National Rail connections to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and numerous other destinations across London. It is also within easy reach of a wide range of local amenities, including highly regarded schools, parks, restaurants, supermarkets, independent coffee shops, cafés, and gastropubs.

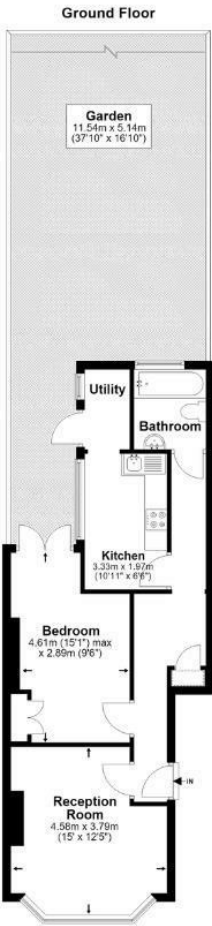
Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.

EPC: D | Council Tax Band: B | Share of Freehold: Underlying lease of 999 years | SC: £0 | GR: £0 | BI: £400 pa

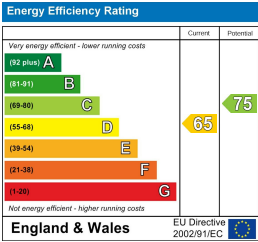


# Floorplan

**Lessing Street, SE23**  
Total\* = 47.1 sq. m / 506.7 sq. ft  
Ground Floor = 47.1 sq. m / 506.7 sq. ft  
☐ = Reduced head room below 1.5m



\*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.



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.