



Garlies Road, SE23 | £450,000

02087029444

[foresthill@pedderproperty.com](mailto:foresthill@pedderproperty.com)

**pedder**  
We live local







# In General

- Two double bedrooms
- Spacious 21ft reception room
- Fitted kitchen with integrated appliances
- Large private rear garden
- Modern bathroom suite
- Popular street
- Long 930 year lease
- Potential to extend STPP
- Close to excellent transport links
- Perry Vale conservation area

# In Detail

A beautifully presented, two-double-bedroom maisonette for sale on sought-after Garlies Road, with a large private garden.

This charming property comprises a spacious 21ft reception room, a separate fitted kitchen with integrated appliances and underfloor heating, a modern bathroom suite, two double bedrooms, and a 55ft private garden. Additional benefits include a quiet location in a friendly community, an abundance of natural light, a fully-boarded loft with potential to extend (subject to planning permission), and excellent storage.

The property is close to Forest Hill and Sydenham stations, with excellent transport links to London Bridge, Victoria, Canada Water, and many other London destinations. It is also well located for access to local amenities, including Mayow Park, restaurants, supermarkets, cafes, gastropubs, and the Perry Vale conservation area.

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

EPC: C | Council Tax Band: C | Lease: 930 years remaining | SC: Nil | GR: £10 pa | BI: Nil

1

2

3

4

5

6

7

8

9

10

11

12



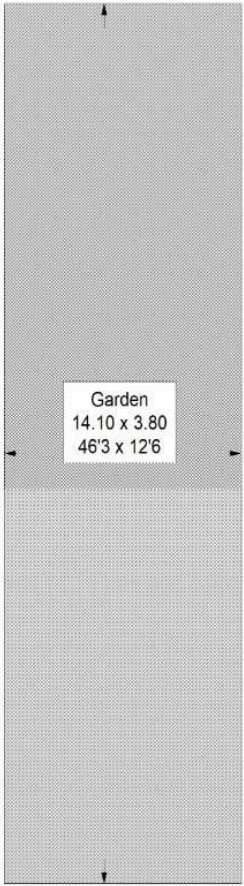
# Floorplan

Garlies Road, SE23

Approximate Gross Internal Area  
63.7 sq m / 686 sq ft

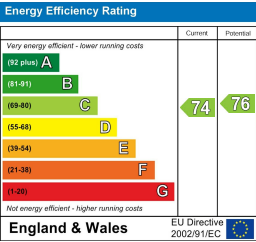


First Floor



(Not Shown In Actual  
Location / Orientation)

Copyright www.pedderproperty.com © 2025  
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.