



Woodelm Court, Devonshire Road, SE23

Guide Price **£450,000 - £475,000**

Well proportioned two double bedroom apartment a 7 minute walk to Forest Hill station, and within close proximity to Honor Oak Park. Immaculately presented with stylish contemporary interiors, private balcony and designated garage.



DESCRIPTION

Woodelm Court is an attractive purpose-built apartment building situated on Devonshire Road, close to Honor Oak Park and Forest Hill. The property is first floor, with a private west facing balcony, and at over 700 sq ft is generous in size and has a sensible layout.

The open plan kitchen living room, with floor to ceiling windows running the expanse of one wall, offer plentiful light and the property has been refurbished throughout. The contemporary kitchen has sleek minimalist cabinetry, combining a mix of natural materials and a porcelain marble effect countertop. All appliances are integrated, and the property has been recently re-wired. The two well-proportioned double bedrooms share a stylish modern bathroom with floor to ceiling metro tiles and bath/shower.

The tranquil landscaped gardens of The Horniman Museum are close by, as are a large array of restaurants, shops and cafés. Forest Hill overland is a 7-minute walk offering fast connections into central London.

The property benefits from a private garage, is on a long lease 100+ years and viewings are highly recommended.

AT A GLANCE

704 sq ft

Recently refurbished

Private Balcony

Designated Garage

Re wired

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



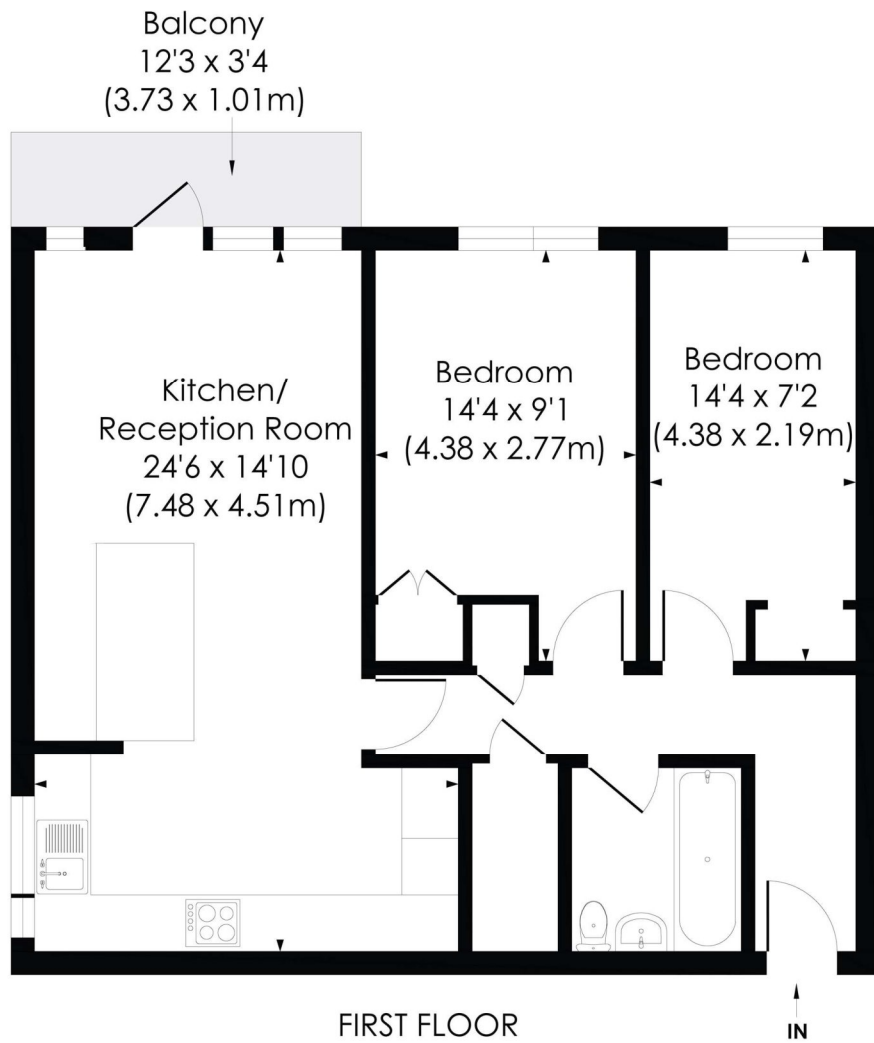
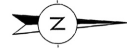
LOCATION

Location: Devonshire Road is situated a 7 minute walk from Forest Hill station and 15 minute walk to Honor Oak Park station. Both areas have a plentiful array of shops, cafes, restaurants and shops. There are many green spaces in the area including Sydenham Hills, Peckham Rye Park and Crystal Palace park to name but a few.

DEVONSHIRE ROAD, SE23

Approx. Gross Internal Floor Area

704 Sq. ft/65.37 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.