



Elsinore Road, SE23

**Asking Price £485,000**

This share of freehold property boasts a light-filled living room with large sash windows and high ceilings creating a welcoming and airy ambiance, as well as two bedrooms and a spacious kitchen dining area with direct access to a private south -west facing garden. Situated in a popular and well-connected area, this home is within easy reach of transport links, local parks, and vibrant amenities, making it ideal for those looking for a mix of convenience and tranquillity.



## DESCRIPTION

This charming upper flat offers an ideal blend of modern living and classic period features. Set within a beautifully maintained semi-detached building, this spacious two-bedroom residence benefits from a share of freehold and enjoys its own private garden (accessible via the kitchen and from the street via a side access), perfect for outdoor relaxation or entertaining.

The property boasts a light-filled living room with large sash windows and high ceilings, creating a welcoming and airy ambiance. The modern kitchen is well-appointed with contemporary fittings, providing ample storage and workspace. There is a spacious double bedroom with fitted wardrobes and a single bedroom. The flat also includes a well-finished bathroom with stylish tiling and a bathtub/shower combination.

Situated in a popular and well-connected area, this home is within easy reach of transport links, local parks, and vibrant amenities, making it ideal for professionals, couples, or small families looking for a mix of convenience and tranquillity. Elsinore Road, located in the heart of Forest Hill, SE23, is a popular residential area in South East London, known for its leafy streets, community feel, and excellent connections to central London. Forest Hill has grown in appeal due to its blend of Victorian and Edwardian architecture, green spaces, and thriving local amenities.

## AT A GLANCE

Sold with a share of freehold

Private garden

Period features

Loft with conversion potential STP

Contemporary design

Walking distance to Forest Hill, Honor Oak Park and Catford stations



## LOCATION

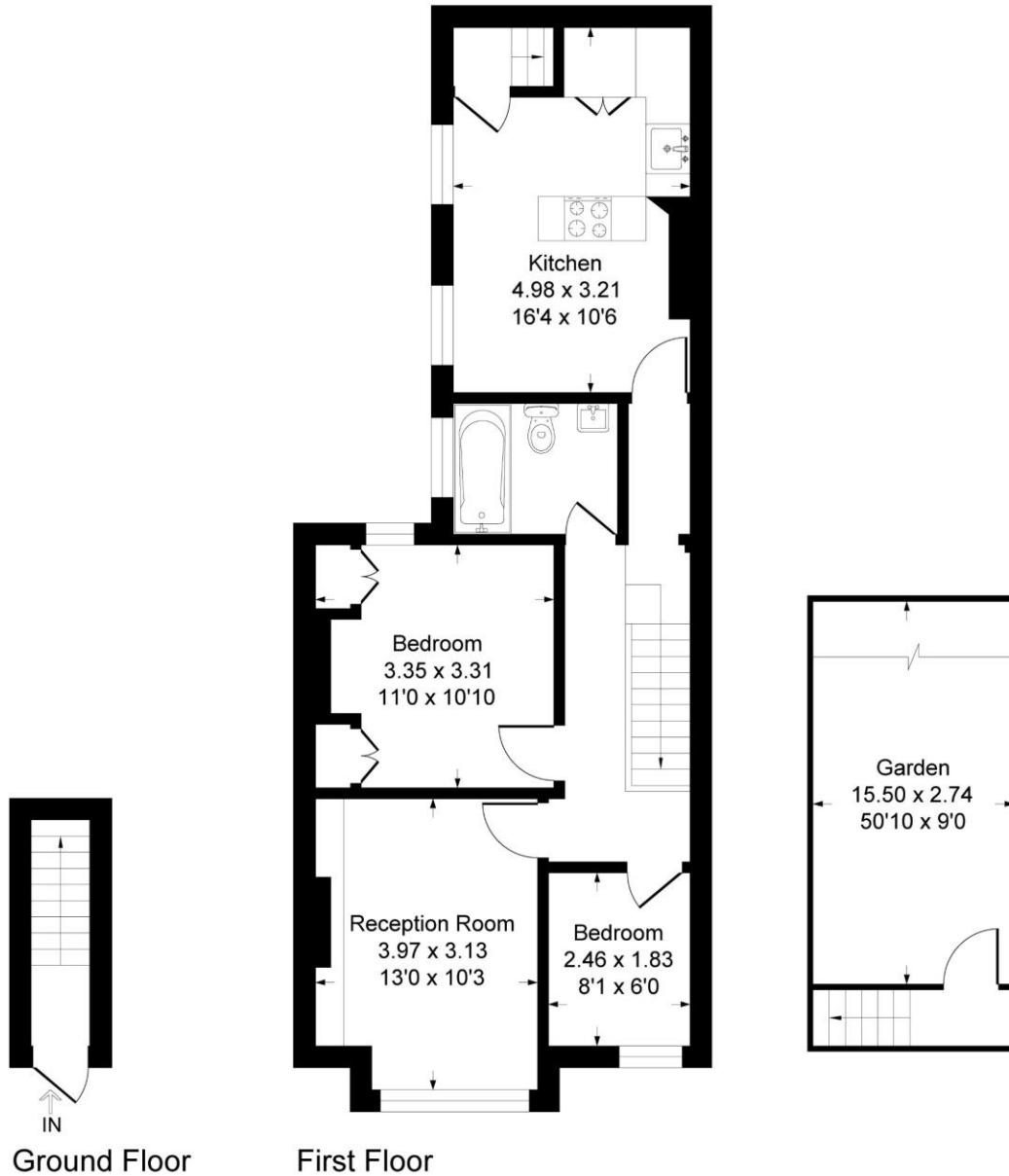
The area is well-served by Forest Hill Station, providing quick and easy access to both London Bridge (around 15 minutes) and the London Overground network, connecting to areas like Shoreditch, Canada Water, and Highbury & Islington. Catford and Honor Oak Park stations are also within walking distance. Regular bus services also operate, offering routes to nearby neighborhoods such as Peckham, Dulwich, and Lewisham.

One of the standout features of the area is the proximity to green spaces. For those who enjoy outdoor activities, Blythe Hill, Beckenham Place Park, Dulwich Park and Sydenham Woods are also all close by, providing excellent walking and, cycling and running routes. Forest Hill has a great selection of independent shops, cafés, and restaurants. The area has a strong sense of community with popular spots such as St. David Coffee House and The Signal Pub, which attract both locals and visitors. A few minutes away, Honor Oak and Brockley offers even more dining options, including highly-rated gastropubs and eateries.

For families, the area is well-regarded for its schools, with several Ofsted-rated 'Good' and 'Outstanding' primary and secondary schools in the vicinity. Additionally, the cultural richness of the Horniman Museum, combined with the availability of local parks and activities, makes the neighborhood an attractive choice for young families.

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Approximate Gross Internal Area 59.0 sq m / 636 sq ft



This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings before making any decisions reliant upon them.  
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**SHARE OF FREEHOLD**  
**COUNCIL TAX- C**  
**LOCAL AUTHORITY - LEWISHAM**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	