



**CANONBIE ROAD, LONDON, SE23**  
**£925,000 FREEHOLD**

Canonbie Road is widely regarded as one of the most desirable locations in Forest Hill, offering a rare combination of charm, convenience, and community. Its appeal is drawn from its tranquil, tree-lined atmosphere, which creates a serene residential setting while being just moments away from the vibrant heart of Forest Hill.

Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)





## DESCRIPTION:

### Spacious 3-Bedroom Family Home in the Heart of Forest Hill, SE23

Nestled in a quiet and desirable part of Forest Hill, this charming 3-bedroom home offers a perfect combination of traditional character and modern comfort. Located on Canobie Road, a popular residential street known for its close-knit community and excellent transport links, this property is ideal for those seeking both convenience and tranquillity.



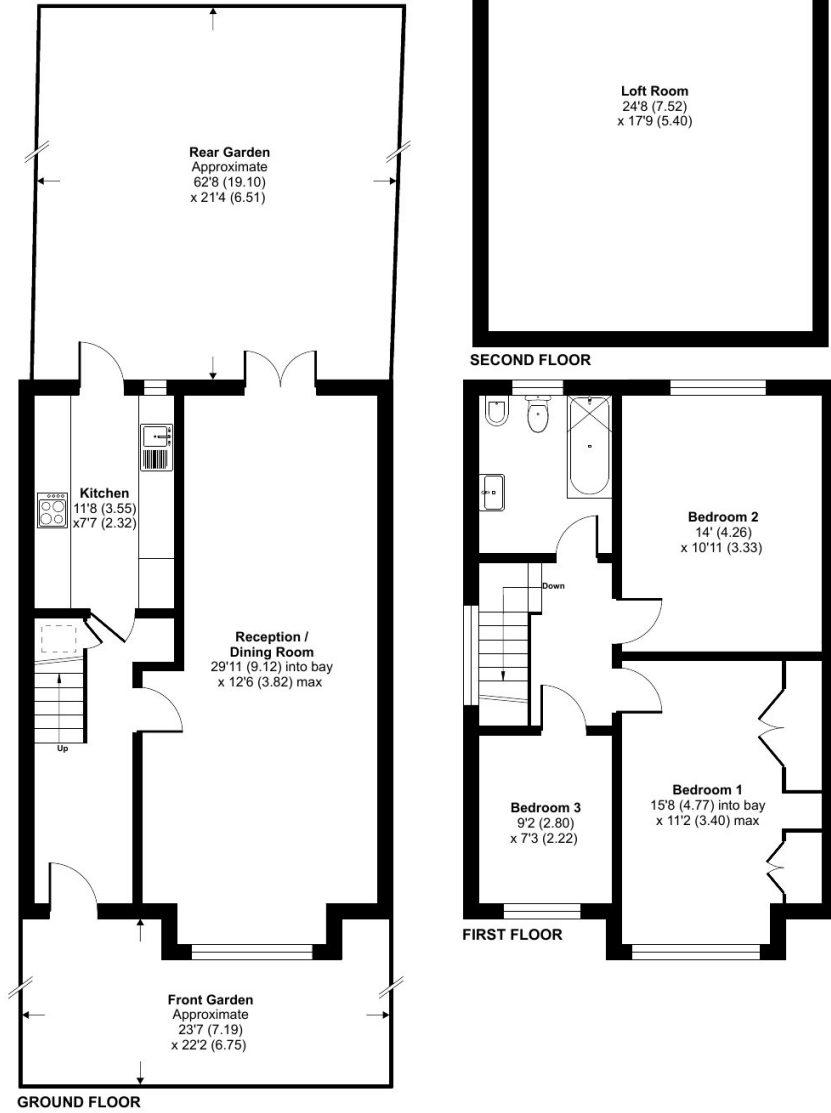




# Canonbie Road, London, SE23

Approximate Area = 1509 sq ft / 140.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Winkworth Forest Hill and New Cross. REF: 1261305

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-58)	F	38	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.