



WOOD VALE, FOREST HILL, LONDON, SE23  
£375,000 SHARE OF FREEHOLD

# CHARMING FIRST-FLOOR ONE-BEDROOM FLAT, LOCATED IN A BEAUTIFULLY MAINTAINED PERIOD BUILDING.

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Tenure Share of Freehold | Council Tax Band B – London Borough of Southwark

**Winkworth**



## DESCRIPTION:

This charming first – floor one-bedroom flat is located in a beautifully maintained period building on Wood Vale, offering a perfect mix of classic features and modern convenience. The flat is flooded with natural light, thanks to its elevated position and large windows that frame delightful views over the surrounding area. Upon entering, you are greeted by a spacious and bright living area with high ceilings, traditional architectural details, and ample space for both relaxing and entertaining. The restored original floorboards, large sash windows enhance the charm of this home. A stunning wood burner adds a cozy and inviting touch to the lounge, creating the perfect focal point for colder evenings and adding warmth and character to the space. The living room offers a light and bright atmosphere, with a lovely view over the surrounding area. The separate kitchen is well-appointed with modern appliances, plenty of storage space, and stylish countertops, creating an ideal space for cooking and meal preparation. Its layout ensures that it remains functional while maintaining a distinct separation from the living area. The flat has been fully redecorated throughout, including a new kitchen, bathroom, radiators, doors, and flooring. The generously-sized bedroom is peaceful and private, offering plenty of room for a double bed and additional storage. It features integrated wardrobes, providing a sleek and efficient solution for clothing and storage needs while maintaining the room's clean, modern aesthetic. The room retains the charm of the period building, with thoughtful details and natural light streaming in through the window. This flat also offers a working-from-home space and a dining area, making it a perfect option for modern living. Located on Wood Vale, the property is within close proximity to both Forest Hill and East Dulwich, offering excellent transport links and easy access to local amenities, parks, and vibrant shops and restaurants. It is also very close to the Horniman Gardens, providing a peaceful retreat just moments away. The building is well-maintained, and its first – floor position ensures added privacy and a quiet, tranquil environment. This flat provides the perfect home for those seeking character, comfort, and convenience in a highly desirable area.

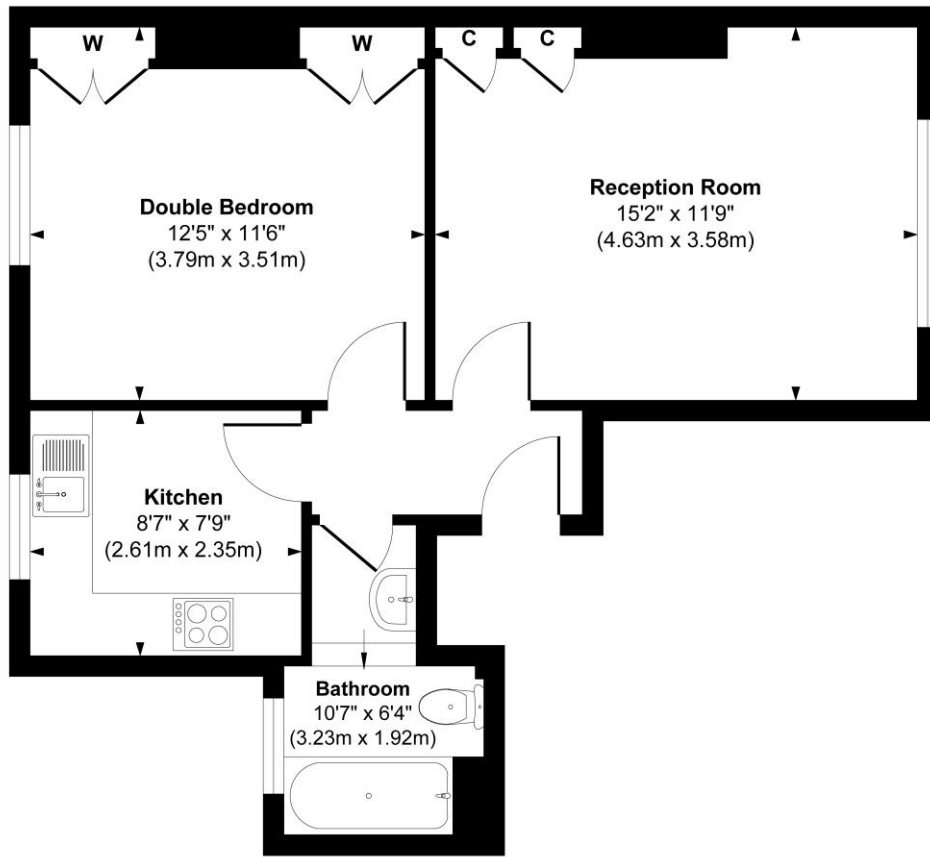
## AT A GLANCE

- Spacious Living Area
- Generously-Sized Bedroom
- Modern Kitchen and Bathroom
- Working from Home and Dining Spaces
- Prime Location
- Excellent Transport Links
- Off street parking





# Wood Vale

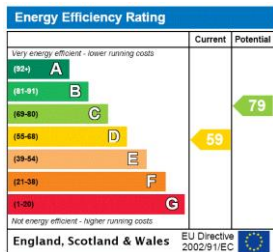


Second Floor

Approx. Gross Internal Floor Area 479 sq. ft / 44.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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.



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