



Duncombe Hill, SE23 | Guide Price £600,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Share of freehold
- Direct access to a private park/woodlands
- Modern bathroom suite & wet room
- Two double bedrooms
- 35ft south facing garden
- Bright and spacious reception room
- High ceilings
- Double glazing
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented two bedroom ground floor flat for sale, with direct private access to a four-and-a-half-acre residents only park featuring tennis courts, woodlands, a fire pit and much more.

Spanning across an impressive 1,051.2 sq ft of internal living space, this property comprises two spacious double bedrooms, a sleek modern bathroom suite as well as a wet room, a separate fitted kitchen and a 17ft reception room – an ideal setting for both everyday living and entertaining. This bright and sociable space flows seamlessly into a spacious conservatory, which in turn opens onto a private 35ft rear garden.

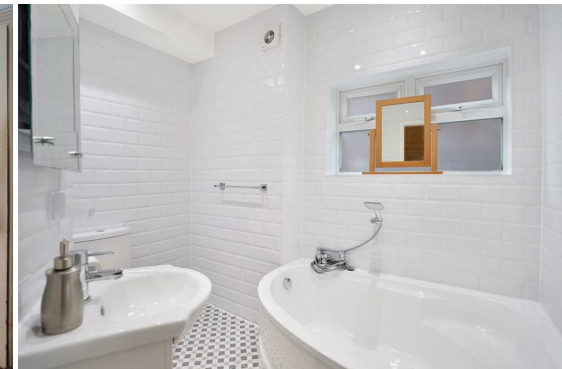
From here, a secure gated entrance provides exclusive access to the beautifully maintained ornamental gardens of the Brockley Hill Park Estate – a private facility reserved solely for residents of the surrounding roads, with no public access.

Further benefits include high ceilings, double glazed windows, a front and back garden, coving, a large shed, abundance of natural light, ample storage and so much more.

Ideally located just 0.3 miles from Honor Oak Park station, which offers excellent Overground and rail connections to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and numerous other destinations across London. It is also ideally placed for a wide range of local amenities, including highly regarded schools, parks, restaurants, supermarkets, independent coffee shops, cafés and gastropubs.

Please contact the Pedder Forest Hill office today to arrange a viewing.

EPC: D | Council Tax Band: C | Lease: 64 years remaining | SC: Nil | GR: Nil | BI: £97.41 pa | £99 pa for maintenance of the private gardens.



Floorplan

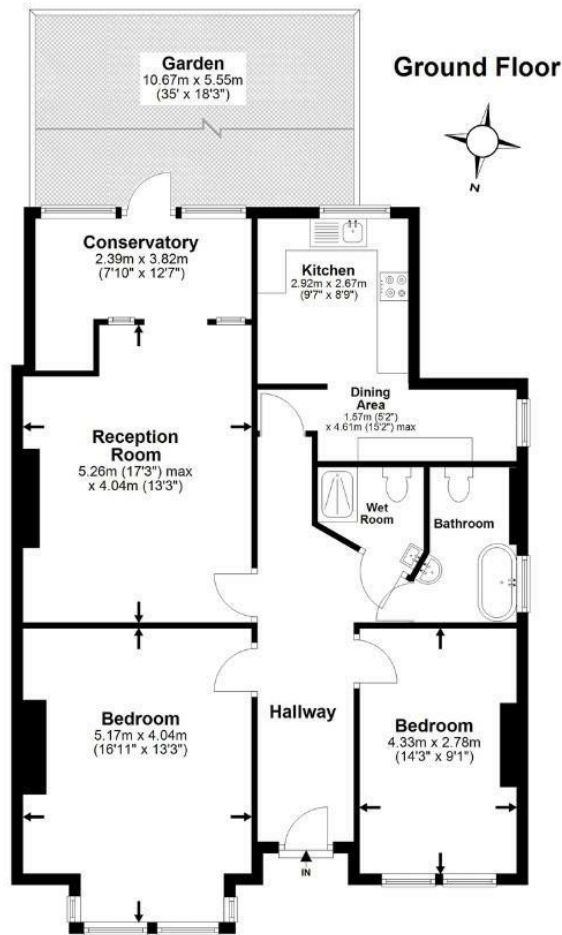
Duncombe Hill, SE23

Total* = 97.7 sq m / 1051.2 sq ft

Ground Floor = 97.7 sq m / 1051.2 sq ft

□ = Reduced head room below 1.5m

pedder
We live local



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C		
55-68 D	66	74
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.