



Colfe Road, SE23 | £325,000

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# In General

- Chain free
- Share of freehold
- Double bedroom with en-suite
- Separate WC
- First floor period conversion
- Open plan kitchen/reception room
- Charming period features
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

A charming one-bedroom period conversion, set on the sought-after and peaceful Colfe Road in the heart of Forest Hill. Offered chain-free with a share of the freehold.

Occupying the first floor, this delightful property comprises a generous double bedroom with an en-suite bathroom, a separate WC, and a bright and spacious open-plan kitchen/reception room. An elegant bay window floods the living space with natural light, enhancing its sense of character and charm. Further benefits include attractive period features, gas central heating, free on-street parking, and excellent natural light throughout.

Ideally positioned within easy reach of Forest Hill and Honor Oak Park stations, the property enjoys excellent transport links to London Bridge, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and beyond. Forest Hill is a vibrant and well-connected neighbourhood, renowned for its excellent choice of independent cafés, restaurants, and gastropubs, as well as its highly regarded schools. Residents can also enjoy a wealth of nearby green spaces, including Blythe Hill Fields and the renowned Horniman Museum & Gardens.

Contact the Pedder Forest Hill sales team today to arrange a viewing.

EPC: C | Council Tax Band: C | Share of Freehold: Underlying lease of 108 years | SC: £0 | GR: £0 | BI: £292.60 pa




# Floorplan

Colfe Road, SE23

Total\* = 46.6 sq. m / 501.4 sq. ft

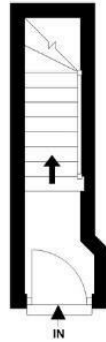
First Floor = 43.5 sq. m / 468.2 sq. ft

Ground Floor = 3.1 sq. m / 33.2 sq. ft

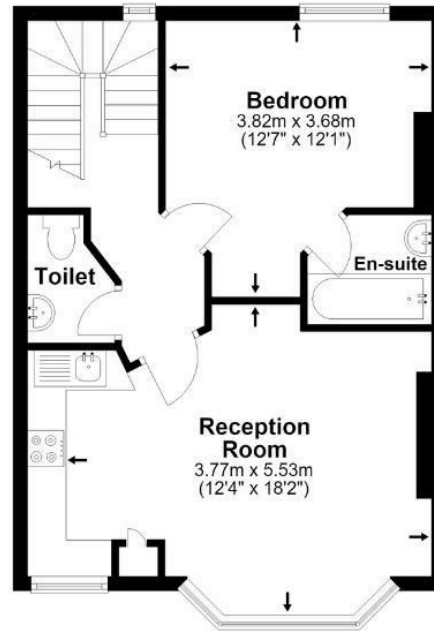
 = Reduced head room below 1.5m



Ground Floor



First Floor



\*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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		77	80
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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