



Kilmorie Road, SE23 | Guide Price £450,000

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# In General

- Share of freehold
- Two double bedrooms
- Top floor flat
- Off street parking
- Loft storage
- Attractive period features
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

GUIDE PRICE £450,000 - £475,000 A beautifully presented two bedroom top floor flat on the highly sought after Kilmore Road, offered with a share of the freehold.

Recently renovated to a high standard throughout, this impressive period property seamlessly combines character and contemporary living. This lovely home comprises two double bedrooms, a bright and spacious reception room featuring an attractive bay window and charming fireplace, a separate fitted kitchen, and a modern shower room.

Flooded with natural light, the property further benefits from off street parking, useful loft storage, gas central heating, and an array of attractive period features that enhance its character and appeal.

Located approximately just 0.7 miles from Forest Hill station and 0.8 miles from Catford Stations offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of restaurants, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder Forest Hill Sales team to arrange a viewing.

EPC: D | Council Tax Band: C | Share of Freehold: Underlying lease of 963 years | SC: Ad Hoc | GR: £0 | BI: £572 pa




# Floorplan

**Kilmore Road, SE23**

Total\* = 66.4 sq. m / 714.9 sq. ft

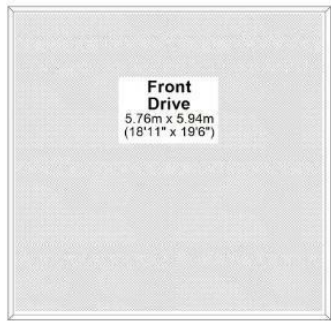
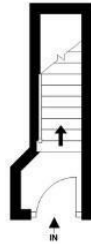
First Floor = 63.2 sq. m / 679.8 sq. ft

Ground Floor = 3.3 sq. m / 35.0 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			
(61-91) B			
(49-60) C			
(35-48) D		61	66
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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