



Woolstone Road, SE23 | £325,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Chain free
- Share of freehold
- Two bedrooms
- Top floor flat
- Modern shower suite
- Separate fitted kitchen
- An abundance of natural light
- Close to local amenities
- Excellent transport links

In Detail

A beautifully presented two-bedroom, top-floor period conversion on Woolstone Road, Forest Hill, offered chain-free and with a share of the freehold.

Recently redecorated throughout, this bright and spacious home offers well-proportioned accommodation ideally suited to modern living. The property comprises two bedrooms, a separate fitted kitchen, a stylish contemporary shower room, and a large reception room. Flooded with natural light, the flat enjoys a warm and welcoming atmosphere, while its practical layout makes it an excellent choice for first-time buyers, professionals and investors alike.

Ideally positioned approximately 0.7 miles from Forest Hill Station, the property benefits from excellent transport connections, providing convenient access to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and numerous other destinations across the capital.

Forest Hill's vibrant high street and a wide range of local amenities are within easy walking distance, including independent cafés, coffee shops, restaurants and popular gastropubs. Combined with the property's generous living space and desirable period character, this is a fantastic opportunity to acquire a home in one of South East London's most sought-after neighbourhoods.

Viewings are highly recommended. Contact the Pedder Forest Hill team today to arrange your appointment today.

EPC: D | Council Tax Band: B | Share of Freehold | Underlying Lease: 97 years | SC: £200 pa | GR: £50 pa | BI: £379.61 pa




Floorplan

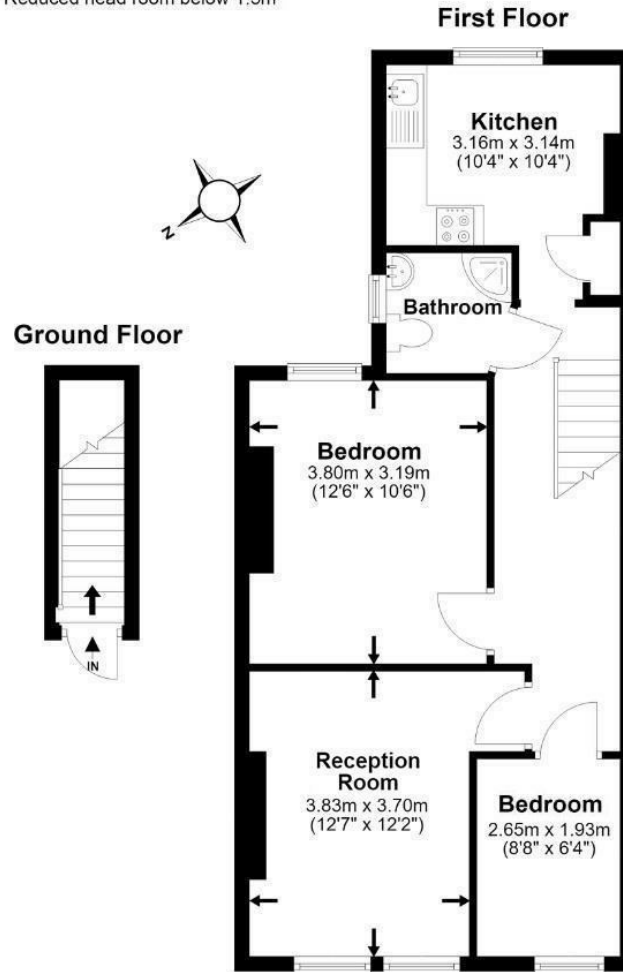
Woolstone Road, SE23

Total* = 54.7 sq. m / 588.4 sq. ft

Ground Floor = 2.9 sq. m / 30.9 sq. ft

First Floor = 51.8 sq. m / 557.5 sq. ft

 = Reduced head room below 1.5m



*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			
55-68) D		67	77
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.