



Foresthilme Close, SE23 | Offers In Excess Of £800,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Four bedrooms
- Mid-century townhouse
- Quiet cul-de-sac
- Integral garage
- South facing rear garden
- Private driveway
- New fitted magnet kitchen
- Perfect for families
- Close to Horniman Museum
- Great transport links

In Detail

A beautifully presented four-bedroom mid-century townhouse with private driveway, integral garage and south-facing garden, tucked away within a quiet cul-de-sac close to Forest Hill station.

This spacious and well-maintained family home is arranged over three floors and offers an excellent balance of practical family living and stylish open-plan space. The ground floor comprises a welcoming entrance hallway with access to an integral garage, alongside a convenient utility room with sink and direct access to the rear garden, and a separate WC. A versatile fourth bedroom is also located on this level, featuring doors opening directly onto the garden, making it ideal as a guest room, home office or additional living space.

The garden has been thoughtfully designed for ease of maintenance featuring a patio area, lawn and raised rockery - ideal for outdoor dining, morning coffee and relaxed summer evenings.

The first floor forms the heart of the home, with a bright and spacious open-plan kitchen, dining and living area. The recently installed modern kitchen by Magnet offers a sleek and contemporary finish, complemented by wooden flooring throughout. This level provides a light-filled, sociable space that naturally becomes the heart of the home.

On the upper floor, there are three well-proportioned bedrooms and a family bathroom. The bedrooms are comfortably sized, with soft carpeting, creating a calm and restful environment.

Ideally located just 0.3 miles from Forest Hill station, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also very well placed for access to a wide range of local amenities, including various parks, restaurants, supermarkets, coffee shops, cafés and gastropubs.

Call the Pedder Forest Hill team to arrange a viewing.

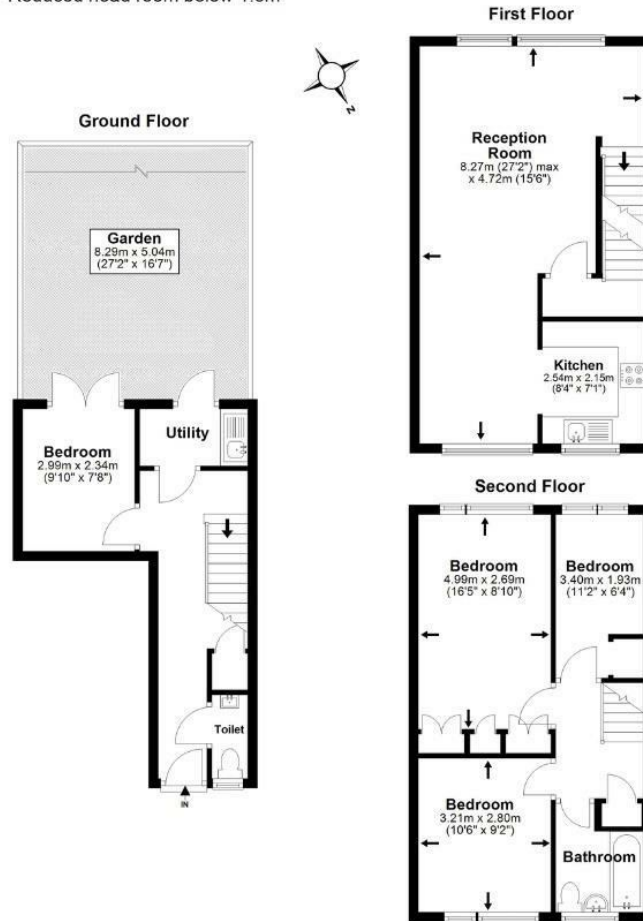
EPC: C | Council Tax Band: D | Lease: 949 years remaining | SC: £0 | GR: £37.50 pa | BI: £786.60 pa



Floorplan

Forestholve Close, SE23

Total* = 100.7 sq. m / 1083.6 sq. ft
 Second Floor = 38.9 sq. m / 419.2 sq. ft
 First Floor = 39.0 sq. m / 419.5 sq. ft
 Ground Floor = 22.8 sq. m / 244.9 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			
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.