

Devonshire Road , SE23 (2 bedroom Flat)

£475,000



## property description

With Spring around the corner this lovely 2-bedroom garden maisonette could be just what you are looking for! This isn't any normal garden maisonette either as it comes with sole use of a huge South East facing 78ft private garden that has been well maintained by the current owners. The maisonette is sold with a Share of Freehold, has its own entrance and is set on the garden level of this stunning semi-detached Victorian house which is conveniently located close to Forest Hill station offering regular links to London Bridge and use of the efficient Overground service. Internally the maisonette is in immaculate condition, decorated to a high standard with stylish fittings and double glazing throughout. Upon approach to the house you are greeted with the immaculate façade of this handsome example of Victorian architecture. A pathway through the front garden leads to the entrance of the property, the front garden also belongs to the maisonette which offers privacy and a nice outlook. There is also a possibility of re-purposing this to off street parking (STPP). The private ...

## property features

- Beautifully presented 2 bedroom garden maisonette sold with a SHARE OF FREEHOLD
- 78ft private rear garden
- Luxurious bathroom
- Spacious reception room
- Modern kitchen
- 5 Minutes walk to Forest Hill Station

ALPS Estates Ltd trading as Pickwick Estates  
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**Lower Ground Floor**

Approximate Gross Internal Area  
 636 sq ft / 59.1 sq m  
 Illustration for identification purposes only.  
 Measurements are approximate.  
 Drawn for Pickwick Estates.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
		A	A			A	A
<small>For energy related 'Next Energy Class' see EPC</small>		75	75	<small>For environmental impact 'Next CO<sub>2</sub> emissions' see EPC</small>		71	71
<small>For energy related 'Next Energy Class' see EPC</small>				<small>For environmental impact 'Next CO<sub>2</sub> emissions' see EPC</small>			
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>		<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

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