

Devonshire Road , SE23 (1 Bedroom Flat)

£390,000



## property description

Occupying the whole of the ground floor of this attractive semi-detached Victorian house is this superb one bedroom ground floor flat with direct access to a magical shared rear garden and sold with a Share of the Freehold! The flat is offered to the market in excellent condition having been lovingly restored and maintained by its current owners. The property benefits from period features and well laid out accommodation including a spacious hallway with good storage and a clever area created for a study, there is also a bonus room off the kitchen which has ingenious built in storage and lends itself as a nice breakfast/dining room or office. The kitchen itself is a good size offering plenty of work top space with tiled splash backs, base and wall mounts units. The oven, hob and extractor fan are built in and there is space for an under counter washing machine and fridge freezer. The kitchen leads directly to the rear garden through a patio door where you are immediately greeted by a nice raised deck, perfect for a table and chairs for al fresco dining. The garden South Ea...

## property features

- Superb one bedroom ground floor flat with a Share of Freehold in this lovely Victorian house
- Direct access to a magical shared garden
- Large reception room with period features
- Kitchen with seperate dining room
- Luxurious bathroom
- Close to Honor Oak Park and Forest Hill

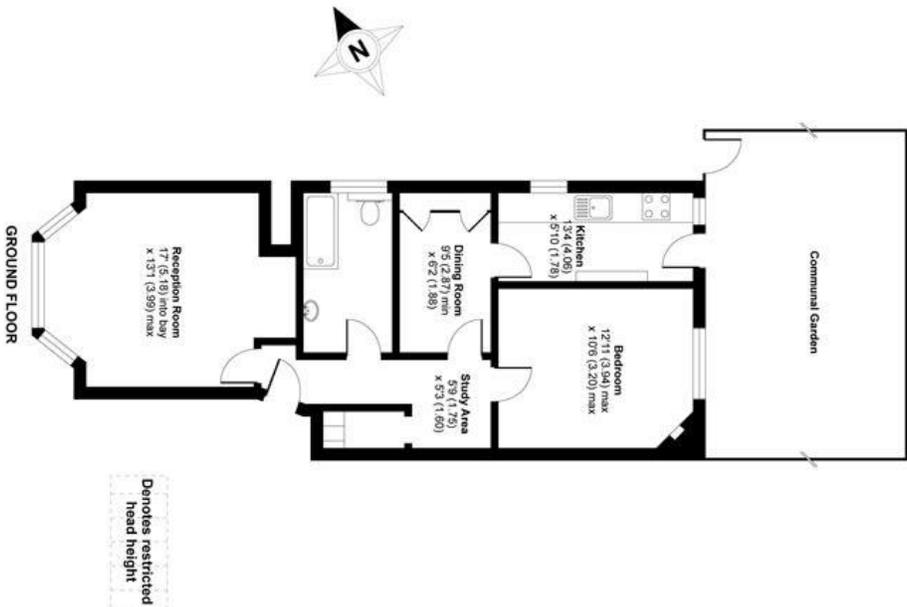
ALPS Estates Ltd trading as Pickwick Estates  
47 Honor Oak Park Honor Oak  
London, SE23 1EA, United Kingdom  
Reg No : 7444750  
Registered in England

Telephone : 020 3397 1166  
Website : <https://www.pickwickestates.co.uk>



# Devonshire Road, London, SE23

APPROX. GROSS INTERNAL FLOOR AREA 653 SQ FT 60.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should not be used for any other purpose. The area of the property is given in square feet and square metres. Specificity no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for retail guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
Very energy efficient - lower running costs (92 plus)	Current	Potential
<b>A</b>		
<b>B</b>		
<b>C</b>	75	75
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b>		
Not energy efficient - higher running costs (1-20)		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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