



£550,000 Share of Freehold
2 bedroom flat

Siddons Road
Forest Hill

Read all about it...

A beautifully presented two-bedroom split-level garden flat, combining elegant period charm with stylish contemporary living — perfectly positioned in the heart of vibrant Forest Hill.

Set within an attractive period conversion on a quiet residential street, this move-in-ready home offers a thoughtfully designed layout ideal for modern living. A welcoming entrance hall leads to a bright and spacious reception room a bay window and charming feature fireplace create a warm and characterful space to relax or entertain. The contemporary kitchen is smartly appointed with sleek cabinetry and integrated appliances. The ground floor also hosts the first of two generous double bedrooms — a serene retreat with French doors opening directly onto the private rear garden, making it a flexible space for guests, a second reception, or home office.

Upstairs, the principal bedroom benefits from bespoke fitted wardrobes and alongside a modern bathroom, finished to a high standard with modern fixtures and clean, elegant styling.

The private garden is a real highlight — a peaceful, low-maintenance haven perfect for alfresco dining, gardening, or simply enjoying the sunshine.

Siddons Road itself is a friendly and welcoming community — home to a mix of young families, professionals, and long-standing residents who regularly support one another and stay connected through an active neighbourhood WhatsApp group.

Ideally located just 0.6 miles from Forest Hill Station, the property offers swift Overground and National Rail links to London Bridge, Shoreditch, and beyond. The area is rich in local amenities, with a fantastic selection of independent shops, cafés, pubs, and restaurants nearby, along with green spaces and cultural highlights such as the Horniman Museum and Gardens.

A stylish and versatile home offering period character, private outdoor space, and excellent connectivity — ideal for buyers seeking the best of South East London living.

Tenure: Share of Freehold (Reaming lease term - 996 years) | **Service Charge:** N/A | **Council Tax:** Lewisham band C

SPLIT LEVEL FLAT

MODERN KITCHEN & BATHROOM

PRIVATE GARDEN

BEAUTIFULLY PRESENTED THROUGHOUT

TWO DOUBLE BEDROOMS

0.6MI TO FOREST HILL STATION



Like what you see?

Call **020 8699 6778** or email us at **foresthill@stanfordestates.london**
to arrange a viewing or request further information



GROUND FLOOR

Entrance Hall

Double-glazed door to garden, flush ceiling light, column radiator, wood flooring.

Lounge

4.79m x 3.88m (15' 9" x 12' 9")

Double-glazed bay windows, ceiling light, fitted cabinetry, column radiator, wood flooring.

Kitchen

4.32m x 2.10m (14' 2" x 6' 11")

Double-glazed window, ceiling light, fitted kitchen units, sink with mixer tap, integrated dishwasher, washing machine, microwave, oven and gas hob, extractor hood, fridge/freezer, wood flooring.

Bedroom

4.45m x 3.27m (14' 7" x 10' 9")

Double-glazed French Doors to garden, ceiling lights, storage cupboards, column radiator, wood flooring.

FIRST FLOOR

Bedroom

3.28m x 2.79m (10' 9" x 9' 2")

Double-glazed window, pendant ceiling light, built-in wardrobes, column radiator, fitted carpet.

Bathroom

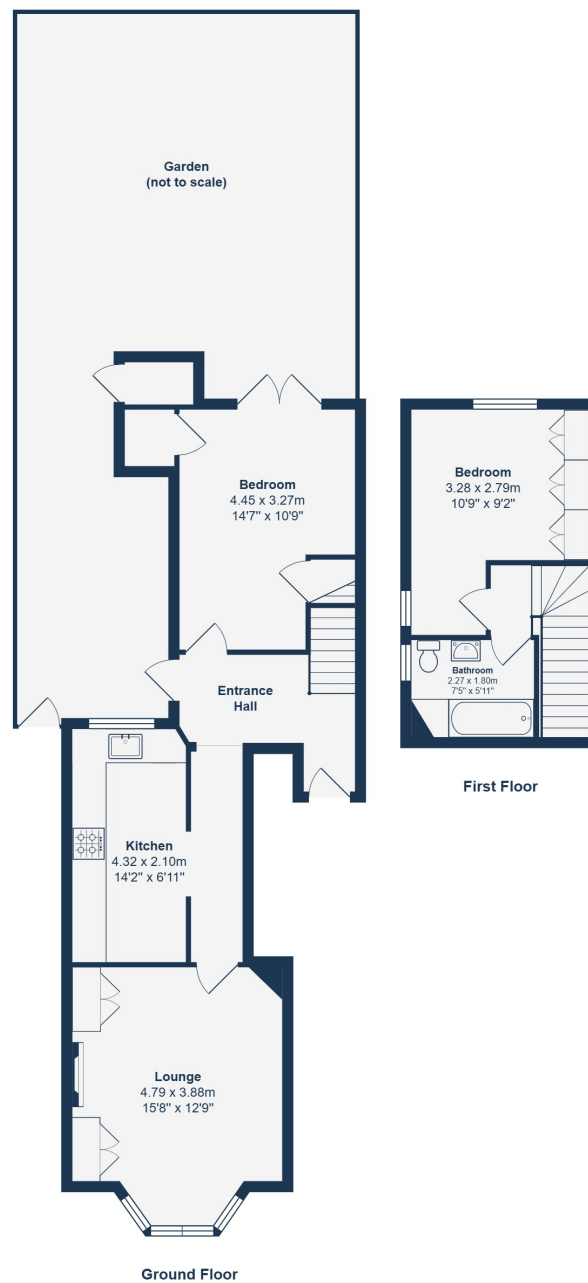
2.27m x 1.80m (7' 5" x 5' 11")

Double-glazed window, flush ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, column radiator.

OUTSIDE

Garden

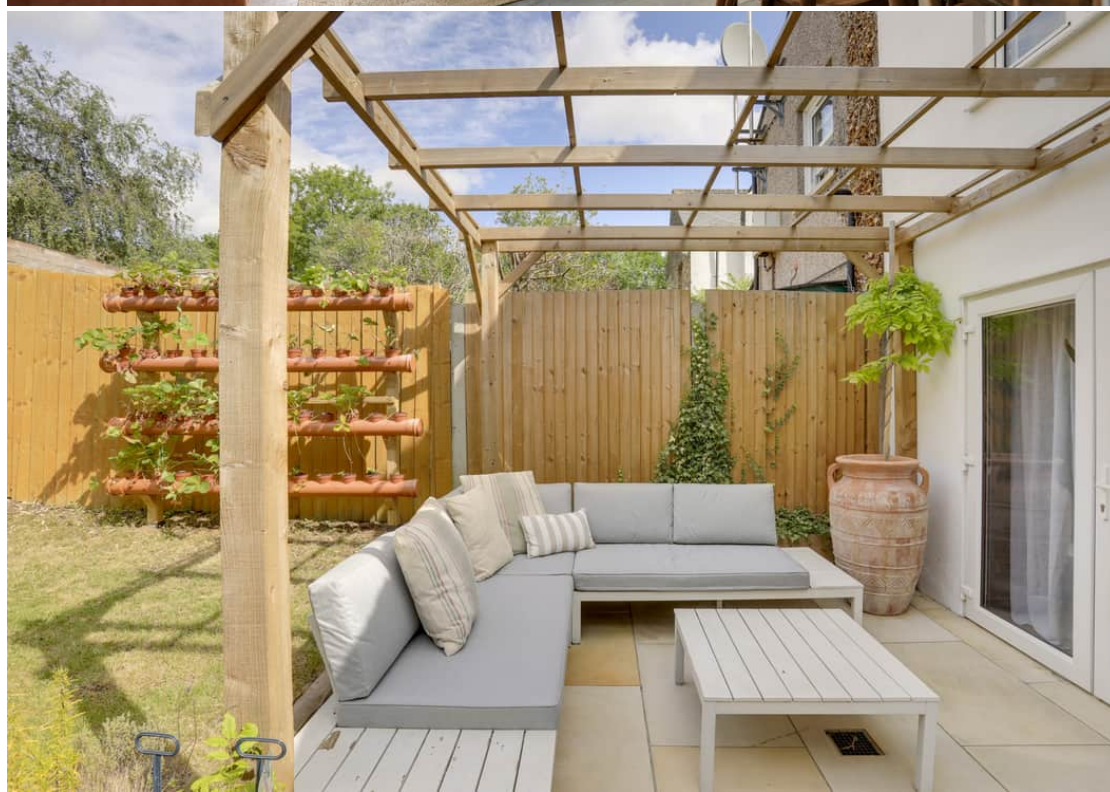
Paved patio with Pergola leading to lawn and side access.



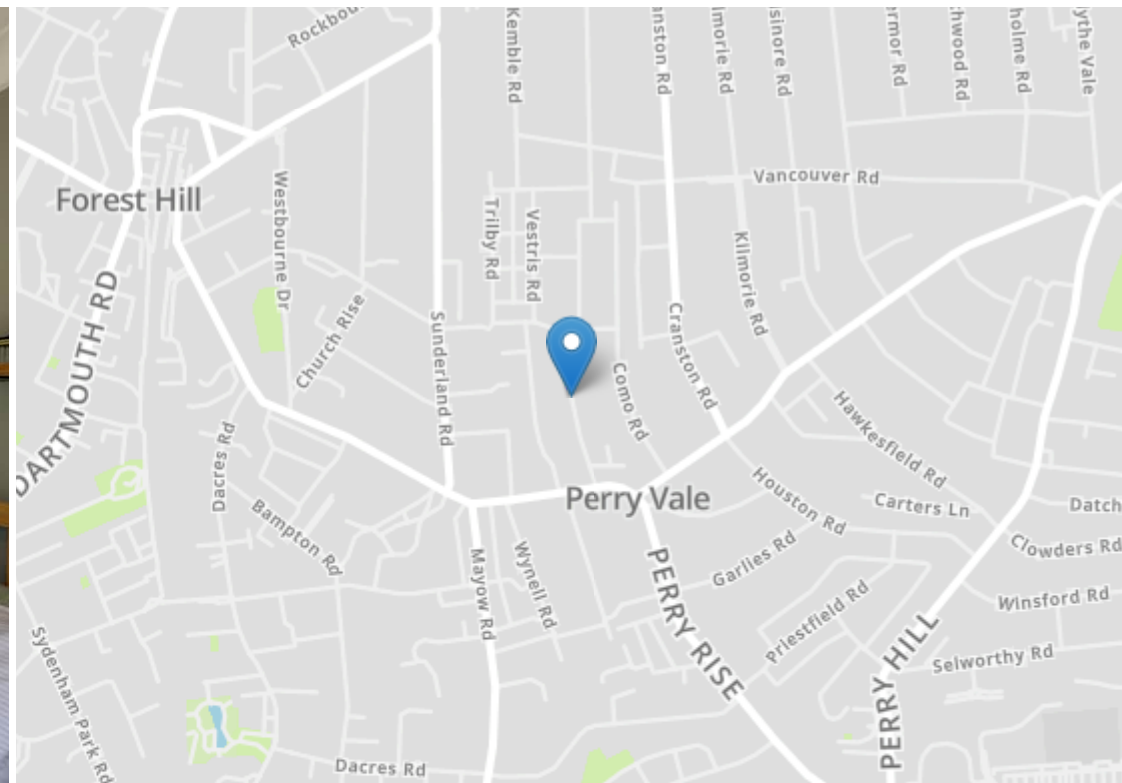
Total Area: 73.6 m² ... 792 ft²

Drawn for Stanfords Sales & Lettings

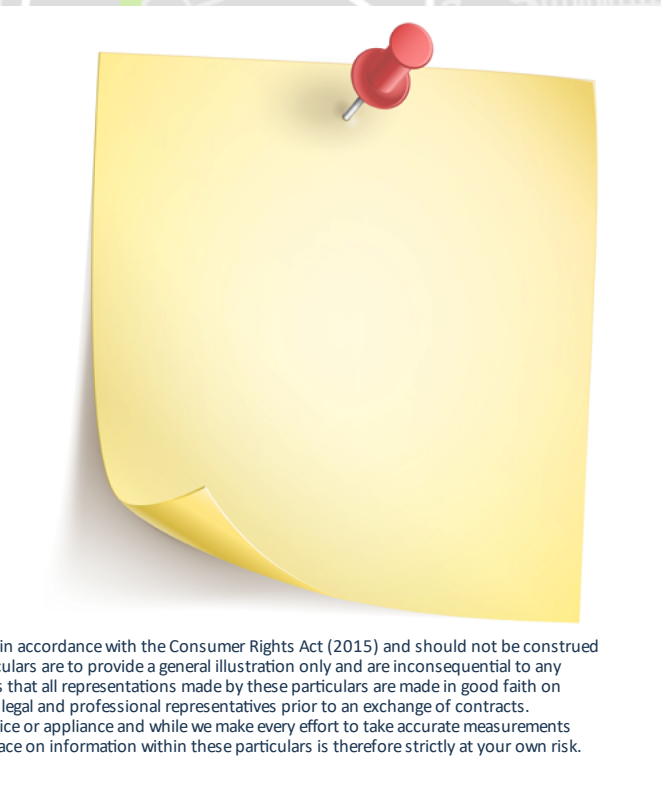
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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