

Stanfords  
— sales & lettings —



**£425,000 Leasehold**

2 bedroom flat

Codrington Hill

Honor Oak



## Read all about it...

Offered to the market with no onward chain, this light and spacious two-bedroom flat presents an exciting opportunity for buyers seeking a property in a vibrant area with excellent commuter links.

Located on the ground floor of a charming period conversion, the property features a bright and generously sized lounge, alongside a separate kitchen with modern units and ample space for dining. To the rear, you'll find two bedrooms and a well-appointed bathroom. Stepping outside, the property benefits from a private garden, offering a tranquil space for relaxation or entertaining.

Situated just 0.4 miles from Honor Oak Park Station, which provides frequent Overground and National Rail services into Central London, the property is perfectly placed for commuters. The local area offers a wide array of shops, supermarkets, and enticing places to eat and drink. For outdoor enthusiasts, there are plenty of nearby green spaces, including the picturesque Blythe Hill Fields just a stones throw away.

**Tenure:** Leasehold (172 years remaining) | **Monthly Service Charge:** None | **Ground Rent:** £40pa | **Council Tax:** Lewisham band C



**GROUND FLOOR FLAT**  
**SPACIOUS KITCHEN/DINER**  
**0.4MI TO HONOR OAK PARK**  
**STATION**

**CHAIN FREE**  
**PRIVATE GARDEN**  
**CLOSE TO BLYTHE HILL FIELDS**

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to arrange a viewing or request further information



## GROUND FLOOR

### Lounge

15' 3" x 13' 5" (4.65m x 4.09m)

Double-glazed windows, pendant ceiling light, column radiator, alcove shelving, fitted carpet.

### Kitchen

13' 0" x 10' 5" (3.96m x 3.17m)

Double-glazed door to garden, ceiling light, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated dishwasher, fridge/freezer, oven, gas hob and extractor, combi boiler (installed 2021) laminate wood flooring.

### Bedroom

10' 6" x 10' 5" (3.20m x 3.17m)

Double-glazed window, pendant ceiling light, storage cupboard, column radiator, fitted carpet.

### Bedroom

7' 10" x 7' 3" (2.39m x 2.21m)

Sash window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

6' 9" x 5' 9" (2.06m x 1.75m)

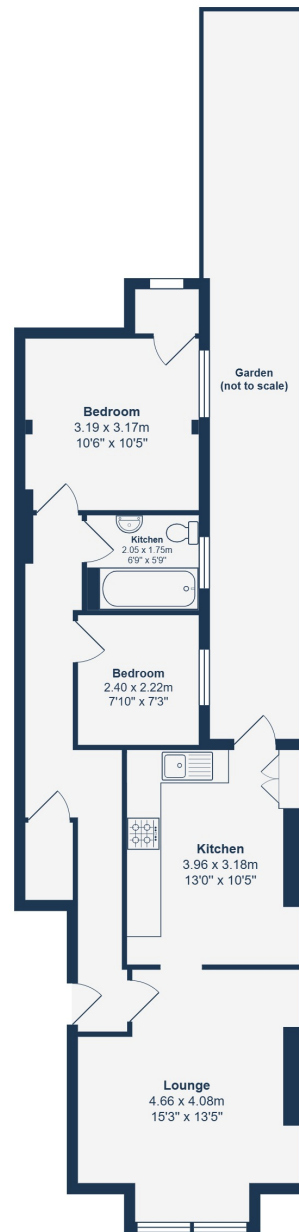
Double-glazed window, ceiling light, bathtub with shower, pedestal washbasin, WC, radiator, tile flooring.

## OUTSIDE

### Garden

Artificial lawn leading the decking.





**Ground Floor**

Total Area: 62.2 m<sup>2</sup> ... 669 ft<sup>2</sup> (excluding garden)

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.

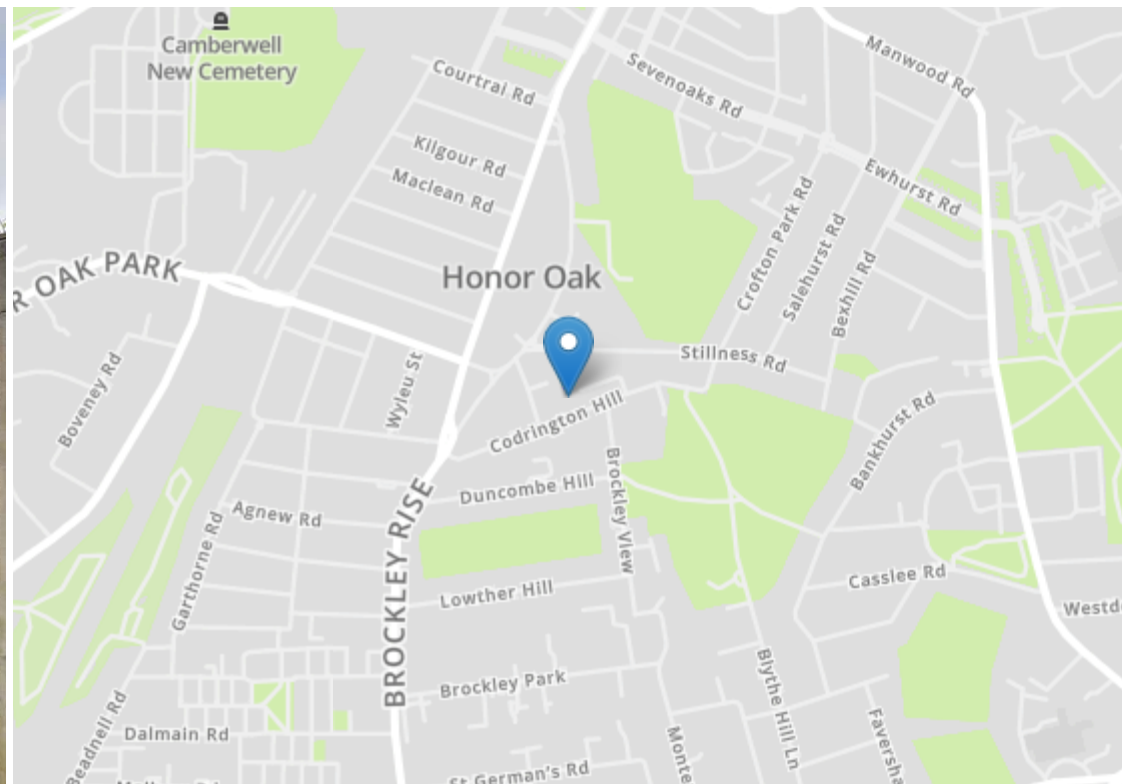












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>71</b>
(55-68)	<b>D</b>	<b>54</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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