



£450,000 Leasehold
2 bedroom flat

Honor Oak Rise
Forest Hill

Read all about it...

A beautifully presented two-bedroom first-floor flat set within Cabrini House — a charming, converted period mansion block in the heart of Forest Hill. This stylish home perfectly balances historic character with modern comfort.

Stepping inside, the welcoming entrance hall opens into a generous open-plan living space, featuring elegant sash bay windows, high ceilings, and ample room for both dining and relaxing. The contemporary kitchen is sleek and well-designed, complementing the room's bright and airy feel. Both bedrooms are spacious doubles, while the modern bathroom offers a calm and stylish retreat.

Residents benefit from a well-maintained communal garden and secure allocated parking within a gated car park — a rare bonus in such a central location.

Just a short walk from Honor Oak Park Station, this home offers excellent transport links via National Rail, London Overground, and numerous bus routes, making travel into Central London quick and convenient. The surrounding area is known for its strong community feel and vibrant mix of independent shops, cafés, and restaurants. Nearby green spaces include the beautiful One Tree Hill and the renowned Horniman Gardens and Museum — perfect for weekend strolls, city views, and the popular Sunday market.

Tenure: Leasehold (remaining lease term: 110 years) | **Monthly Service Charge:** £333.26 | **Ground Rent:** £350pa | **Council Tax:** Southwark band D

FIRST FLOOR FLAT
BEAUTIFULLY PRESENTED THROUGHOUT
ALLOCATED OFF-STREET PARKING

OPEN PLAN LOUNGE/KITCHEN
COMMUNAL GARDEN
0.4MI TO HONOR OAK PARK STATION



Like what you see?

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to arrange a viewing or request further information



FIRST FLOOR

Entrance Hall

Pendant ceiling light, radiator, fitted carpet.

Lounge

5.22m x 4.88m (17' 2" x 16' 0")

Double-glazed sash bay windows, inset ceiling spotlights, alcove shelving, radiator, wood flooring.

Kitchen

2.71m x 2.40m (8' 11" x 7' 10")

Inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, microwave and hob, extractor hood, plumbing for washing machine, tile flooring.

Bedroom

4.28m x 2.70m (14' 1" x 8' 10")

Inset ceiling spotlights, bathtub with overhead and handheld showers, washbasin, WC, heated towel rail, tile flooring.

Bedroom

3.51m x 2.74m (11' 6" x 9' 0")

Double-glazed sash windows, pendant ceiling light, fitted wardrobe, radiator, fitted carpet.

Bathroom

2.39m x 1.47m (7' 10" x 4' 10")

Double-glazed sash window, pendant ceiling light, radiator, fitted carpet.

OUTSIDE

Communal Garden

Allocated Off-Street Parking



First Floor

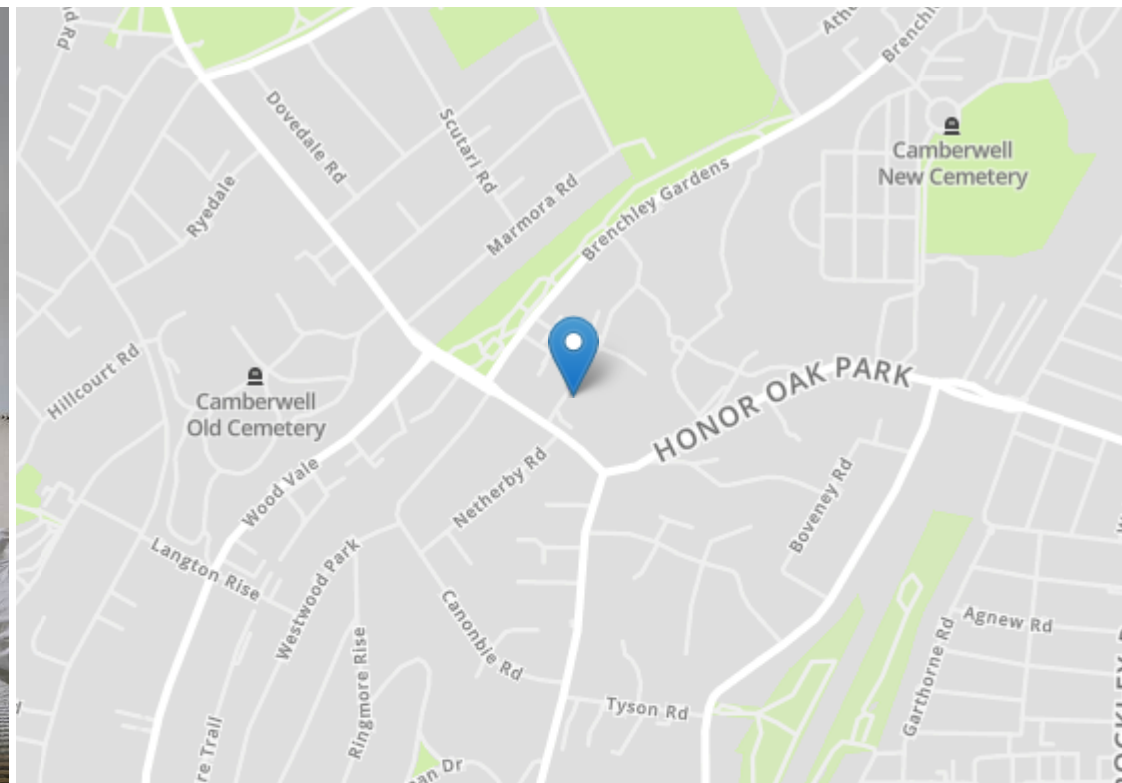
Total Area: 59.9 m² ... 645 ft²

Drawn for Stanfords Sales & Lettings

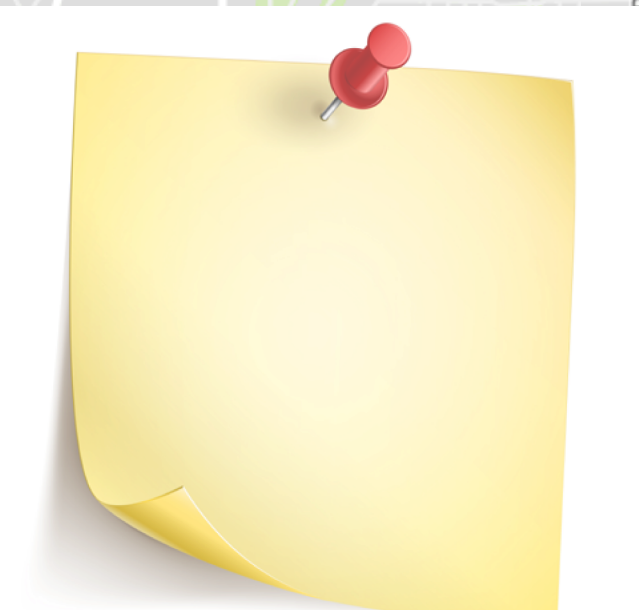
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(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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