

Stanfords  
— sales & lettings —



**£425,000 Freehold**  
2 bedroom flat

Devonshire Road  
Forest Hill



# Read all about it...

Offered to the market with no onward chain and the benefit of owning the Freehold to the entire building - this light and spacious two-bedroom flat presents an exciting opportunity for buyers seeking a blank canvas to create a home to their own taste in a fantastic location.

Set on the first floor of an attractive period conversion, the property features a generous landing with a skylight and ample built-in storage. The bright reception room benefits from a large bay window overlooking the front, providing plenty of space for both lounging and dining. Further along the hallway is a well-proportioned kitchen, two good-sized double bedrooms, and a bathroom with a separate WC.

Ideally located just a short walk from Honor Oak Park Station, the flat offers excellent transport links via National Rail, London Overground, and bus routes — ensuring swift access to Central London and beyond. The local area is known for its welcoming community and wide array of independent shops, cafés, restaurants, and green spaces. Families will also appreciate the proximity to well-regarded nurseries and schools.

**Tenure:** Freehold | **Service Charge:** None | **Ground Rent:** None | **Council Tax:** Lewisham Band C

## GROUND FLOOR

### Entrance Hall

Pendant light, fitted carpet.

## FIRST FLOOR

### Hallway

Pendant lights, storage cupboard, radiator, fitted carpet.

### Reception Room

5.39m x 3.83m (17' 8" x 12' 7")

Chandelier light, sash bay windows, radiator, fitted carpet.

### Kitchen

2.81m x 2.51m (9' 3" x 8' 3")

Window pendant ceiling light, fitted kitchen units, integrated oven, gas hob with overhead fan extractor, stainless steel sink with mixer tap and drainer, plumbing for washing machine, vinyl flooring.

### Bedroom

3.51m x 3.49m (11' 6" x 11' 5")

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

### Bedroom

3.98m x 2.87m (13' 1" x 9' 5")

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

### Bathroom

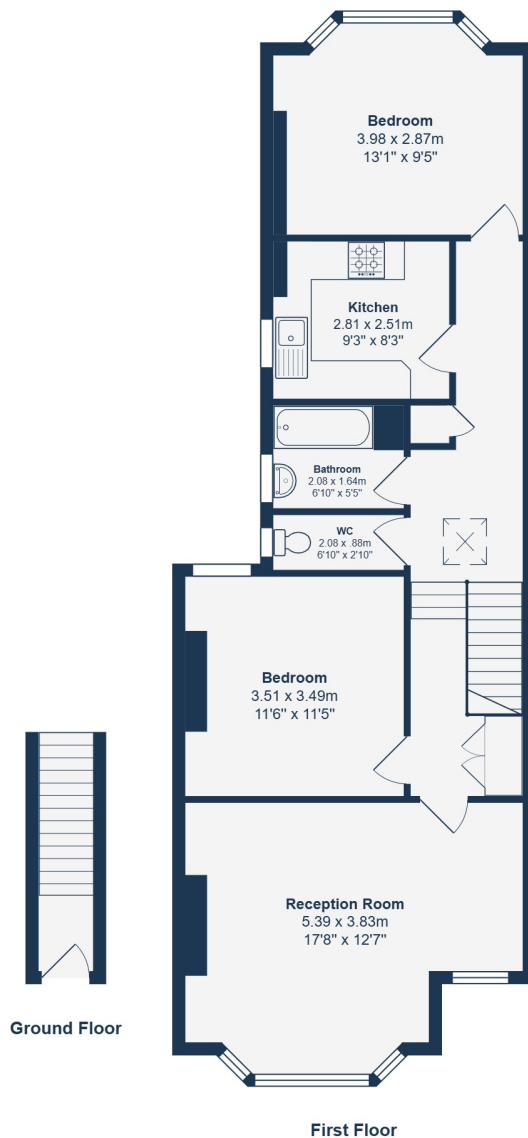
2.08m x 1.64m (6' 10" x 5' 5")

Window, ceiling light, bathtub with shower and screen, pedestal washbasin, radiator, vinyl flooring.

### WC

2.08m x 0.88m (6' 10" x 2' 11")

Window, pendant ceiling light, WC, vinyl flooring.



Ground Floor

First Floor

Total Area: 77.3 m² ... 832 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.

Like what you see?

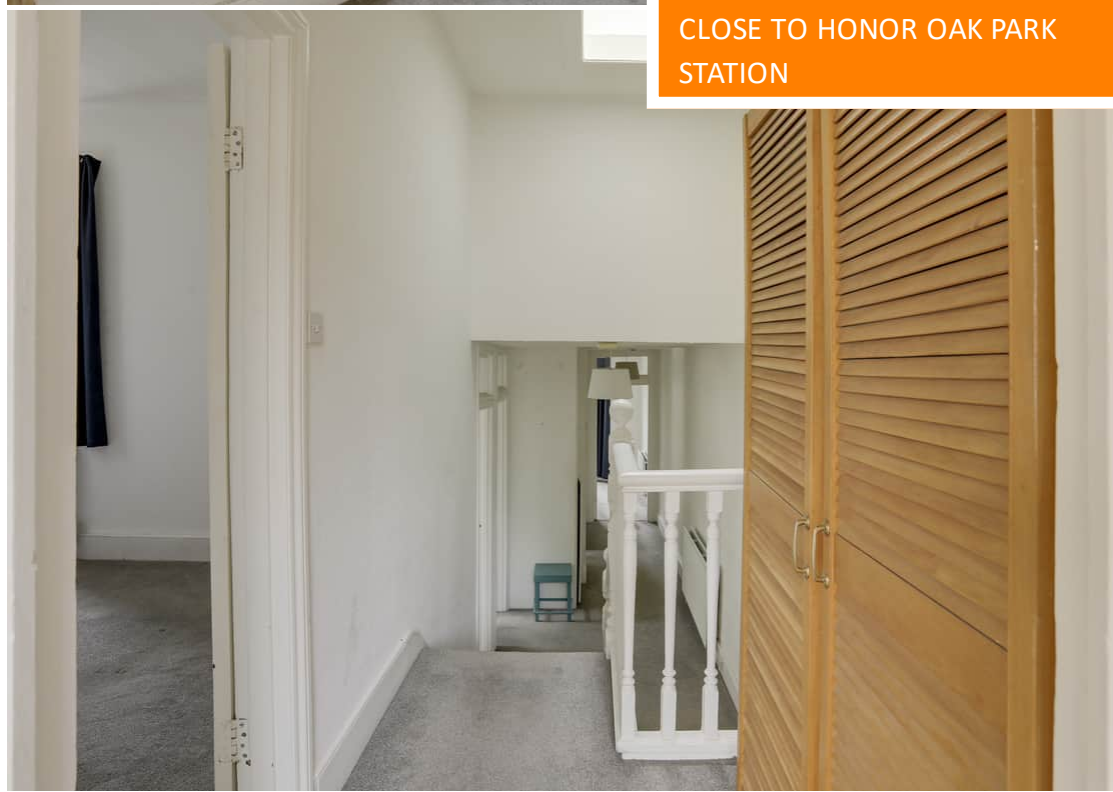
Call 020 8699 6778 or email us at [foresthill@stanfordestates.london](mailto:foresthill@stanfordestates.london)  
to arrange a viewing or request further information

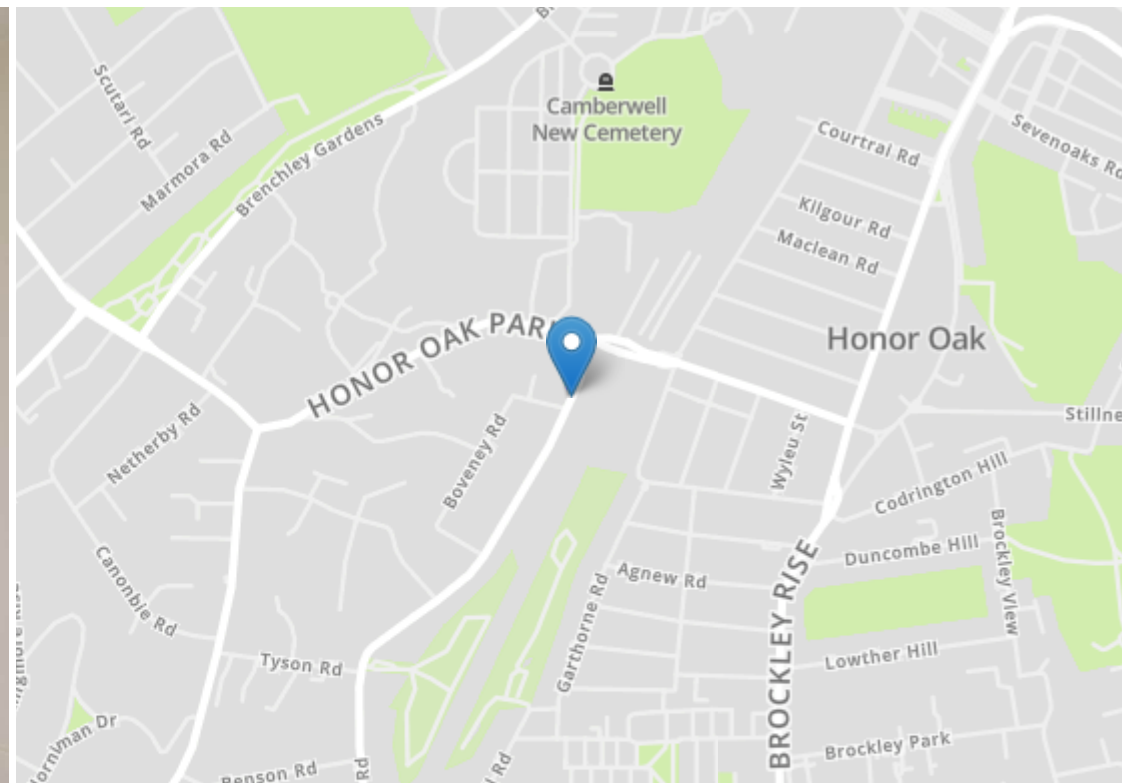
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NO ONWARD CHAIN  
GREAT LOCATION  
CLOSE TO HONOR OAK PARK  
STATION

FIRST FLOOR FLAT  
TWO DOUBLE BEDROOMS  
APPROX 832SQFT.





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>		79
(55-68) <b>D</b>	59	
(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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