



£425,000 Leasehold
2 bedroom flat

Devonshire Road
Forest Hill

Read all about it...

This beautifully presented two-bedroom ground-floor flat is set within a charming residential block on Devonshire Road, in the heart of Forest Hill.

Lovingly updated by the current owners, the property underwent extensive works in November and December 2022, including new electrics and sockets, new double-panel double convector radiators throughout, and a brand-new Howdens kitchen. The modern, stylish kitchen features sleek contemporary units and direct access to the garden, while double-glazed windows enhance comfort and energy efficiency.

The bright, spacious lounge offers a perfect space for relaxing and entertaining, complemented by two well-proportioned bedrooms, a well-appointed bathroom, and the principal bedroom with built-in wardrobes. Outside, a beautifully maintained communal garden backs onto a peaceful nature reserve, providing a rare sense of tranquillity.

Set within a friendly, family-oriented neighbourhood, close to parks, playgrounds, and both Forest Hill and Honor Oak Park stations, this home offers excellent transport links, a vibrant community, and easy access to independent shops, cafés, and the Horniman Museum and Gardens — the perfect blend of comfort, convenience, and local charm.

A note from the owners: *"We have loved living at Devon House and will be very sad to say goodbye. We have so many happy memories of our daughter running around the beautiful large garden and having friends over for BBQs. It's been a magical place to have a child with so many playgroups, parks and activities on your doorstep. We'll miss popping down the road to St David's (the best bakery in South London) and joining 'Muddy Boots' in the Nature Reserve (just two doors down!). We hope the next owners enjoy living here as much as we have".*

TWO BEDROOM FLAT
DIRECT ACCESS TO COMMUNAL GARDEN
GREAT LOCATION

GROUND FLOOR
LIGHT & MODERN INTERIORS
EXCELLENT TRANSPORT LINKS



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

Pendant ceiling lights, storage cupboard, wood flooring.

Lounge

4.54m x 3.30m (14' 11" x 10' 10")

Original leaded windows, pendant ceiling light, alcove shelving and cabinetry, radiator, wood flooring.

Kitchen

3.30m x 2.04m (10' 10" x 6' 8")

Double-glazed windows, double-glazed door with direct access to garden, pendant ceiling light, fitted kitchen units, sink with mixer tap, integrated dishwasher, washing machine, oven and gas hob, combi boiler, radiator, wood flooring.

Bedroom

3.30m x 3.17m (10' 10" x 10' 5")

Original leaded windows, pendant ceiling light, built-in wardrobes, radiator, fitted carpet.

Bedroom

2.90m x 2.57m (9' 6" x 8' 5")

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

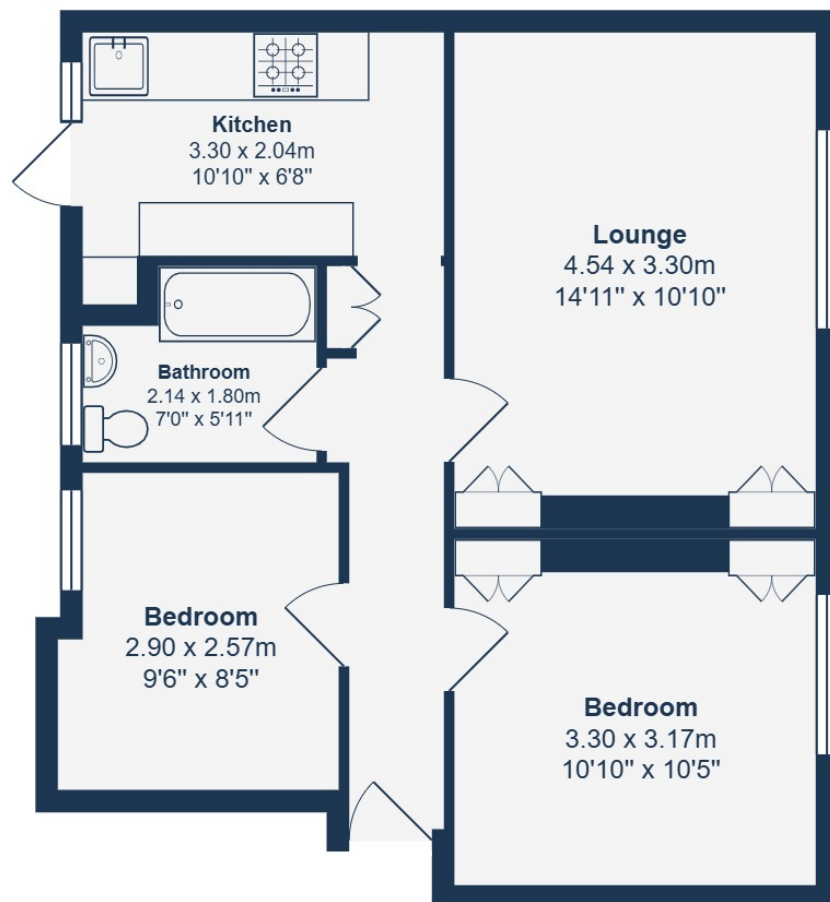
Bathroom

2.14m x 1.80m (7' 0" x 5' 11")

Double-glazed windows, ceiling light, bathtub with shower and screen, pedestal washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Communal Garden



Ground Floor

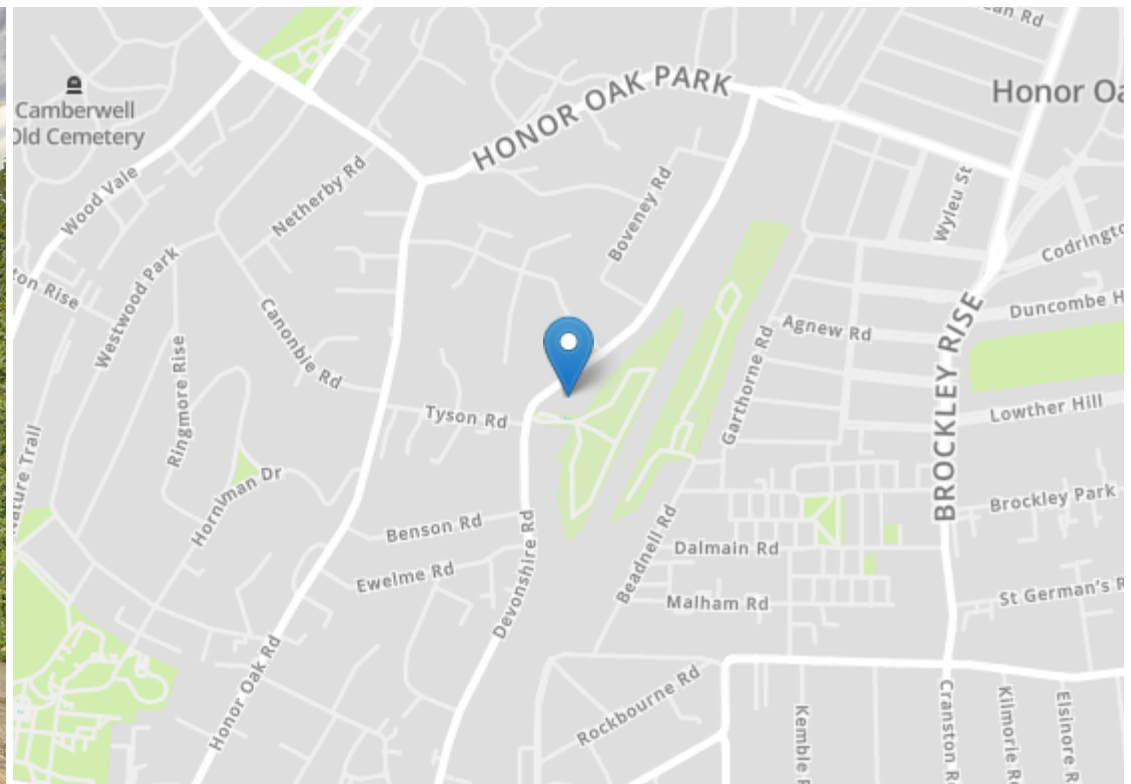
Total Area: 50.0 m² ... 539 ft²

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		76
(55-68) D	60	
(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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