



PERRY VALE, LONDON, SE23

£550,000 FREEHOLD

**SPACIOUS, STYLISH & EXCEPTIONALLY LOCATED –
YOUR FOREST HILL HAVEN AWAITS**

Forest Hill | | foresthill@winkworth.co.uk



DESCRIPTION:

****GUIDE PRICE £550,000 - £575,000****

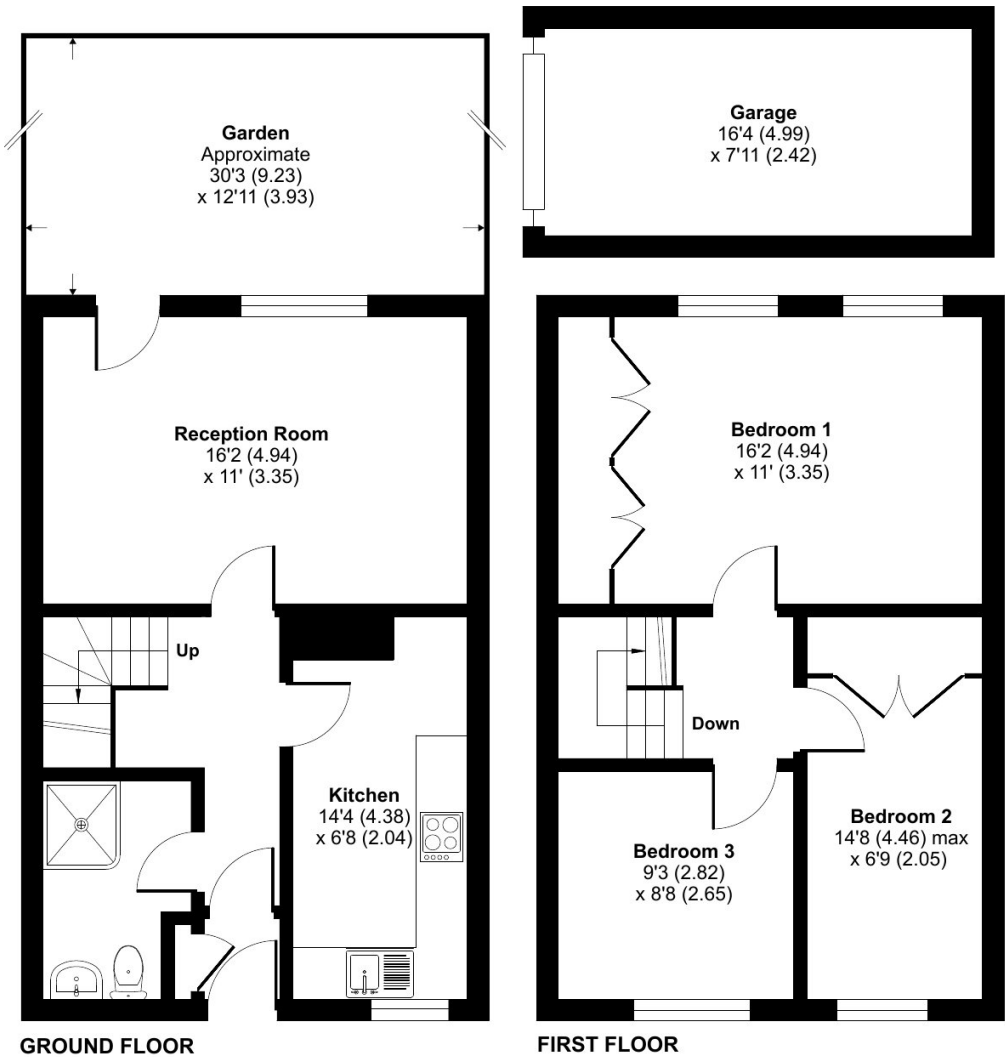
Beautifully presented three double bedroom home in the heart of Forest Hill, featuring a spacious layout, private south-west facing garden, garage, and excellent transport links just 0.3 miles from the station. Surrounded by top-rated schools, green spaces, and vibrant local amenities.





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Approximate Area = 848 sq ft / 78.7 sq m (excludes store)
Garage = 130 sq ft / 12 sq m
Total = 978 sq ft / 90.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchem 2025. Produced for Winkworth Forest Hill and New Cross. REF: 1296263

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.