



WOOLSTONE ROAD, SE23
GUIDE PRICE £950,000 - £1,000,000 FREEHOLD

FULLY RENOVATED FOUR BEDROOM EDWARDIAN TERRACE HOUSE

Forest Hill | | foresthill@winkworth.co.uk



DESCRIPTION:

This immaculately presented 4-bedroom Edwardian home in Forest Hill offers a generous 1,728 square feet of living space that was comprehensively renovated, maintaining much of the original period character, whilst at the same time being updated and improved with double glazing, new roof, new electrics, new plumbing/central heating system, replastering/redecorating throughout, and more. Outside there is off-road parking with an EV charger, and a landscaped, low- maintenance courtyard garden with rear access. The house sits on a part of Woolstone Road known locally as a friendly neighbourhood, with a welcoming, village-like feel. The area offers several large parks, a child-friendly museum, outstanding schools, plentiful local amenities like Marchetti's cafe, Blythe Hill tavern and the Perry Hill gastropub, and nearby stations providing quick, easy access to central London, Canary Wharf, and more.



ACCOMMODATION

Freehold, 4 Bedrooms, 2 Reception Rooms, 1 Bathroom, House, Terraced, Garden, Off Street Parking, Period, Village, Very Good decoration

Woolstone Road, London, SE23

Approximate Area = 1544 sq ft / 143.4 sq m
Limited Use Area(s) = 184 sq ft / 17 sq m
Total = 1728 sq ft / 160.4 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). © nlcocom 2025. Produced for Winkworth Forest Hill and New Cross. REF: 1302479

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold
Term: 0 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band:

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.