



WOOLSTONE ROAD, LONDON, SE23

**£900,000 FREEHOLD**

## CHARACTER, SPACE & CONVENIENCE IN ONE CHARMING HOME

Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)





## DESCRIPTION:

**\*\*GUIDE PRICE £900,000 - £925,000\*\***

Attractive 1930s family home offering four bedrooms, a spacious 18ft kitchen/diner, and off-street parking for two cars. Conveniently located for local shops and transport links, this well-maintained property combines period charm with modern living.





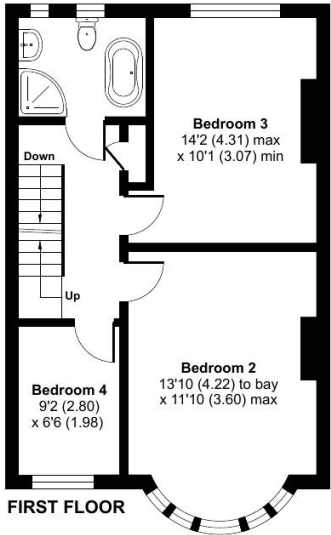
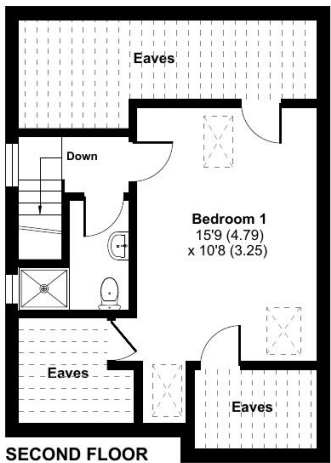
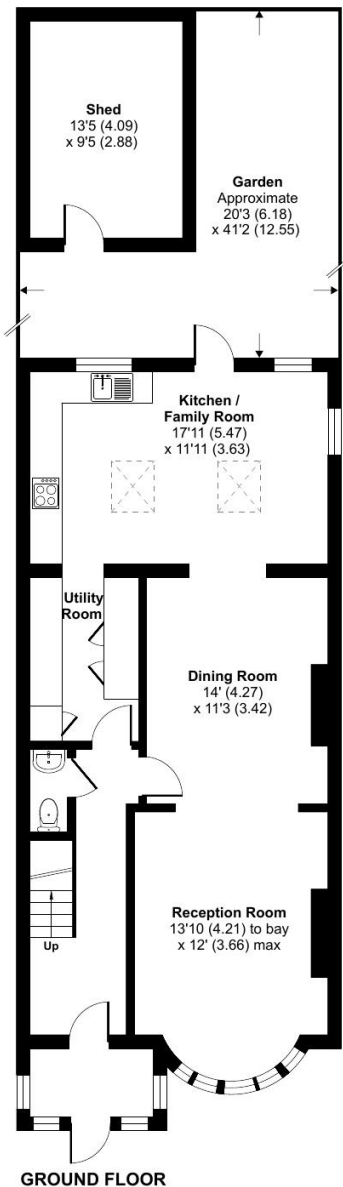


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Approximate Area = 1630 sq ft / 151.4 sq m  
Limited Use Area(s) = 195 sq ft / 18.1 sq m  
Garage = 127 sq ft / 11.7 sq m  
Total = 1952 sq ft / 181.2 sq m  
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Winkworth Forest Hill and New Cross. REF: 1276951

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		80 C
55-68	D	67 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.