



51 Hurstbourne Road  
London, SE23 2AA

**Offers In Excess Of £500,000**

A beautifully presented two double bedroom split level Victorian conversion flat boasting its own front and rear gardens. This charming property offers generous living space across two levels. Impeccably maintained and tastefully decorated, this home exudes warmth and character throughout. Enjoy outdoor living with your private section of the garden, offering a secluded outdoor space for relaxation or entertaining. Additionally, it is conveniently located within walking distance of two Ofsted-rated Outstanding schools, making it ideal for families.

With ample sleeping quarters for a growing family or those in need of extra space, this home is sure to meet your needs. Period features such as high ceilings, bay windows, and intricate detailing add to the allure of this delightful residence.

Situated within easy reach of Forest Hill station, offering excellent rail connections into Central London and beyond, commuting is made convenient. Additionally, the property is well-serviced by local bus routes, providing easy access to surrounding areas. For those who prefer to travel by car, close proximity to major road networks including the A205 South Circular facilitates hassle-free journeys.

Tenure: Share of Freehold  
Lease length: 950 years remaining  
Lewisham Council Tax Band C £1712.00pa

Explore the vibrant local community with an array of trendy cafes, boutique shops, and eateries in Forest Hill. Nearby, the

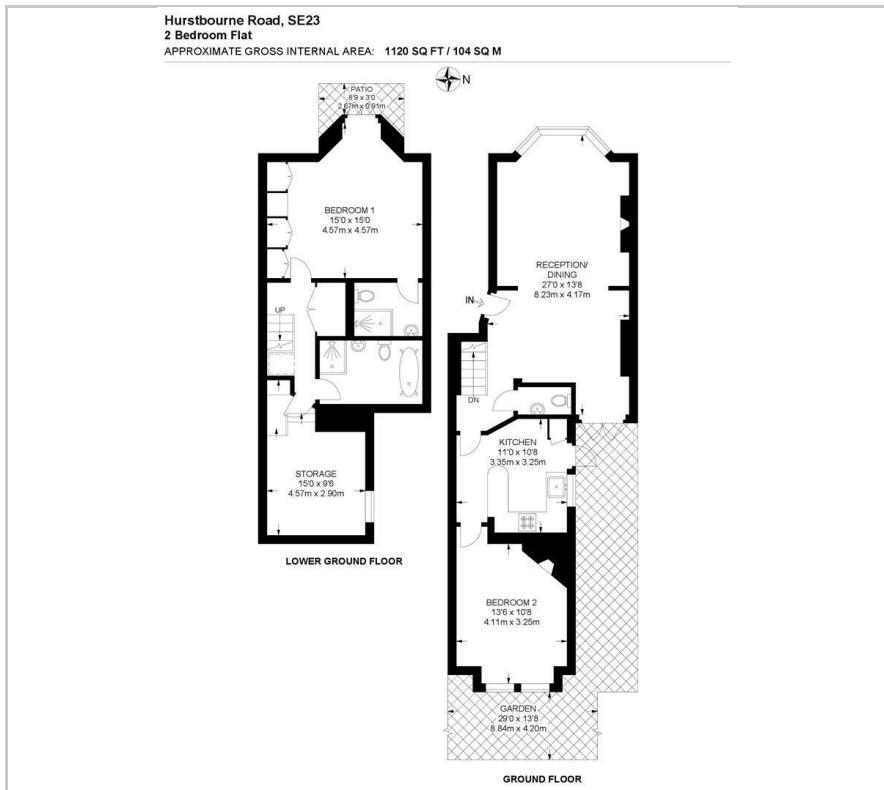
### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- TWO DOUBLE BEDROOMS
- SPLIT LEVEL VICTORIAN CONVERSION
- FRONT AND REAR GARDEN
- THROUGH RECEPTION ROOM
- CONTEMPORARY BATHROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- MODERN FITTED KITCHEN WITH APPLIANCES
- 16 MINUTE WALK TO CATFORD & CATFORD BRIDGE STATIONS
- 18 MINUTE WALK TO FOREST HILL STATION
- (WALKING TIMES ESTIMATED BY GOOGLE MAPS)



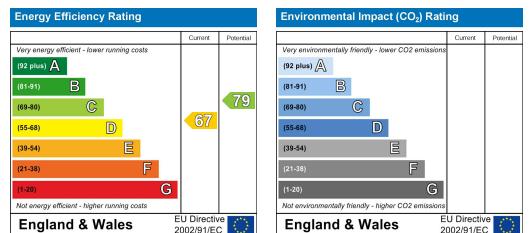
## Floor Plan



## Area Map



## Energy Efficiency Graph



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