



Blythe Hill Place, London SE23 1PW

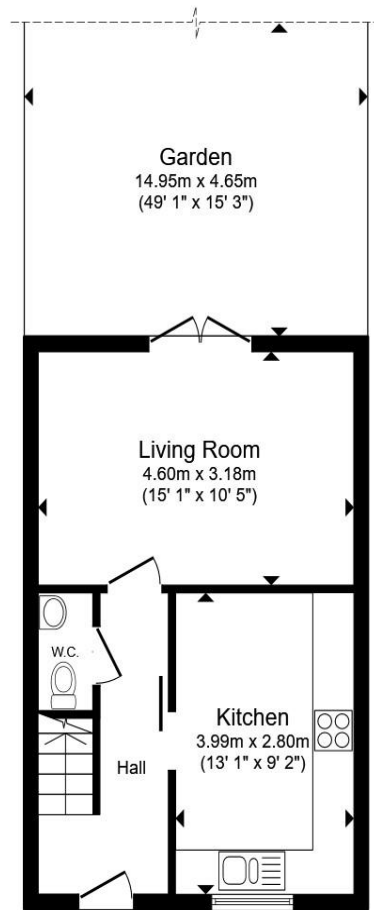
welcome to
Blythe Hill Place, London

Barnard Marcus are delighted to bring to market this generously proportioned TWO-BED MID-TERRACE HOME ideally situated within short distances of CATFORD BRIDGE, HONOR OAK PARK & FOREST HILL STATIONS that offer services into major London stations such as LONDON BRIDGE, CHARING CROSS, VICTORIA & LIVERPOOL STREET all in UNDER 30 MINUTES!

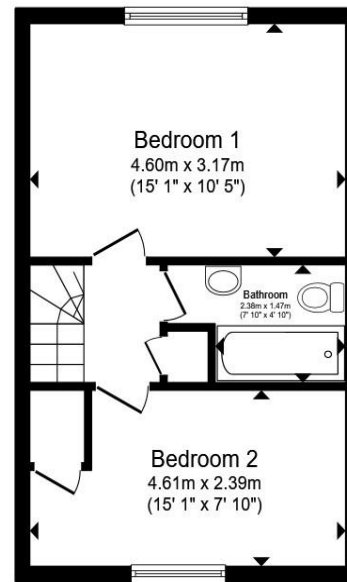
The property briefly comprises of entrance hall, kitchen/diner, reception room, TWO GENEROUSLY SIZED BEDROOMS, bathroom & PRIVATE REAR GARDEN.

Nestled in a quiet residential cul-de-sac, Blythe Hill Place is perfect for first-time buyers seeking a blend of city connectivity and vibrant neighborhood charm. Commuters will love being a short walk from Honor Oak Park station, offering direct London Overground links to Shoreditch and quick mainline trains to London Bridge. Nearby Crofton Park station also provides easy Thameslink access to Blackfriars. The bustling local high street features independent cafés, hip sourdough pizzerias, and cozy wine bars. For relaxation, the stunning panoramic London skyline views at Blythe Hill Fields are right on your doorstep.





Ground Floor



First Floor



Entrance Hall

Kitchen/Diner

13' 1" x 9' 2" (3.99m x 2.79m)

Reception

15' 1" x 10' 5" (4.60m x 3.17m)

Bedroom One

15' 1" x 10' 5" (4.60m x 3.17m)

Bedroom Two

15' 1" x 7' 10" (4.60m x 2.39m)

Bathroom

Rear Garden

49' 1" x 15' 3" (14.96m x 4.65m)

Total floor area 67.7 m² (729 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Blythe Hill Place, London

- DESIRABLE SE23 LOCATION
- EXCELLENT TRANSPORT LINKS
- IDEAL FOR FIRST TIME BUYERS
- CLOSE PROXIMITY TO BLYTHE HILL FIELDS
- DIRECT LONDON BRIDGE ACCESS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PKM103819 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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