

Perry Vale, SE23



Forest Hill, London
Leasehold
£280,000

'The best spot in the flat is by the window in the living room in the morning, sitting with a cup of tea and a book. There's so much natural light that floods in in the mornings and it's a peaceful, special place to relax'.

BO SQ



Summary

This one-bedroom flat is on the first floor of a converted Victorian terrace house on Perry Vale. It is a light filled yet cosy space, hidden and out of the way but so close to Forest Hill station with access to Shoreditch in 25 minutes door to door.

The full height south-facing shuttered window is the centrepiece for the flat, allowing a vast amount of sunlight into the living space and kitchen. With high ceilings, a large bedroom, a separate kitchen and lounge, and bathroom, the home embraces the typical Victorian style of private but well connected and proportioned rooms.

The updates by the current owner are what really defines this home. Painted walls inspired by Yves Klein line the entrance hallway, and designer Graham Sayle provided the bespoke high concrete workspace in the kitchen, as a dining table or desk.



House Tour

A considered design approach is visible throughout the interiors of the flat.

Through the front door which sits opposite the wonderful delicatessen 'Pantry', is a shared corridor maintained and cleaned by a private company. The front door to the flat opens into the entrance corridor, with the large double bedroom immediately to the left. The current owner has added shutters to the windows to block out sound and light when needed, for a comfortable night sleep.

Directly opposite the front door and at the end of the corridor is the bathroom, with a bath, shower and WC. To the left is the door to the lounge, with the huge and beautiful window framed by the original shutters on the right as you walk in. Further to the right is the door leading to the kitchen which nicely connects the two social spaces.

BO SQ



Connectivity & Amenities

The house is incredibly well connected to the centre of London and to the surrounding high streets of Forest Hill.

It is a 2 minute walk to Forest Hill station, where the London Overground operates a good service to Crystal Palace, West Croydon and Highbury & Islington. Shoreditch highstreet is a mere 25 minutes from the flat door to door. There are also a number of bus routes right outside the flat, directly linking to areas such as Victoria and Peckham.

The area is regenerating at pace. The lovely deli across the road from the flat sells delicious food and nibbles, Clapton Craft also opposite, sells natural wines and craft beers and St. Davids, the famous coffee shop is just around the corner. Horniman Gardens is a 10 minute walk from the flat, which is great for a lunchtime stroll. A big Sainsbury's is a 5 minute away, making it very easy to pick up groceries.