



## Montem Road, SE23

£535,000

A charming period conversion set in a highly sought-after location, offering three generous double bedrooms, a bright and welcoming living area, and a well appointed separate kitchen. Further benefits include a private balcony and a share of the freehold, making this an exceptional opportunity.

Montem Road is ideally located within easy reach of Honor Oak Park, Forest Hill, Catford and Catford Bridge, providing fast and regular links into Central London and the City. The area also offers highly regarded schools, a variety of local amenities including independent shops and cafes as well as attractive green spaces including Blythe Hill Fields and Ladywell Fields.

### Features

- Period Conversion
- Three Double Bedrooms
- Separate Kitchen
- Share Of Freehold
- Private Terrace
- Great Location

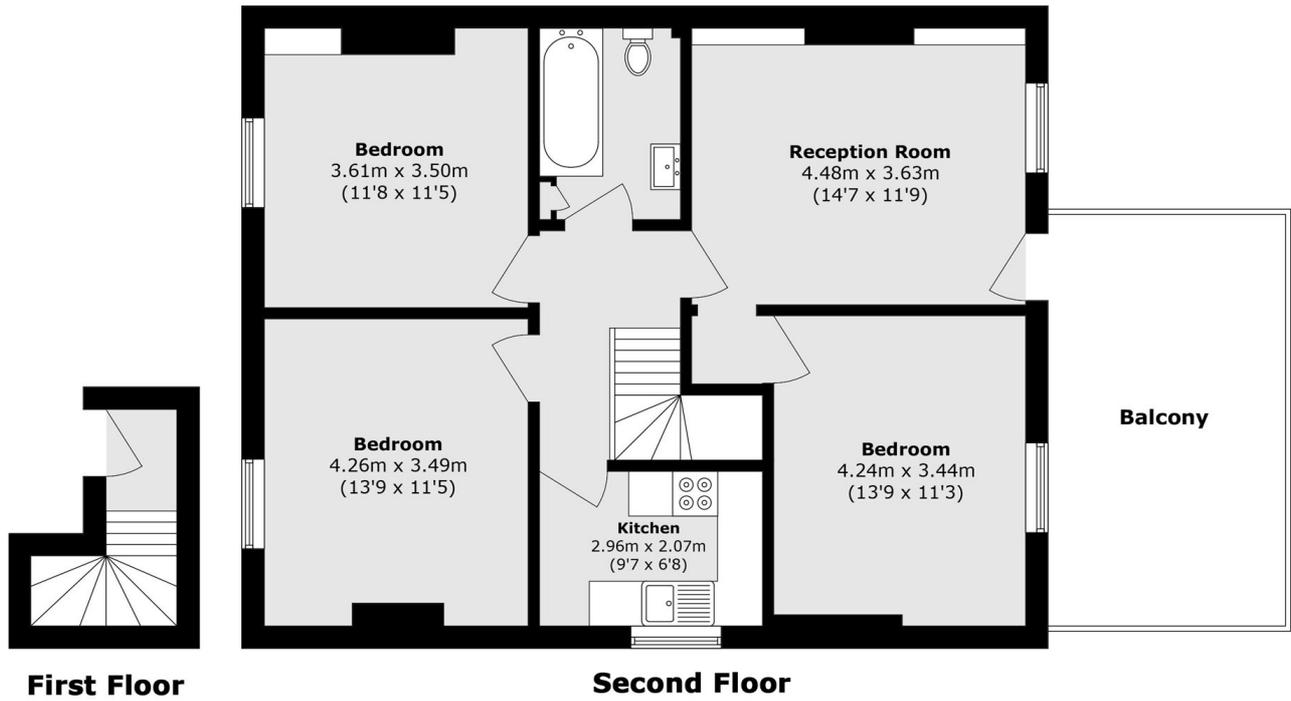


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Set across the entire top floor of an attractive Victorian conversion, the property opens into a welcoming central hallway. This leads to a bright reception room with direct access to a spacious east-facing private balcony, enjoying morning and early afternoon sunshine. Just off the landing is a recently refurbished separate kitchen, complemented by a contemporary family bathroom. There are three generously sized double bedrooms, all well arranged to create a comfortable and flexible living environment.



Montem Road,  
London, SE23



Total area (approx.): 117.5 sq. m (1264.8 sq. ft)  
Balcony area (approx.): 17.4 sq. m (187.3 sq. ft)