



Northwood Road, Forest Hill, SE23

£950,000

Charming 4 double bedroom Victorian property that's been lovingly refurbished to a high standard throughout and in ready to move into condition. Packed with period features such as original fireplaces, solid wooden flooring, reclaimed doors and bespoke cabinetry. Spacious formal double reception, large kitchen/diner ideal for entertaining and day-to-day family life, and a private west facing garden.

Forest Hill | | foresthill@winkworth.co.uk

Winkworth



DESCRIPTION

Charming Victorian freehold house, spanning just under 2000 sq ft, that's been lovingly refurbished to a high specification throughout, requires no work, is packed with period features and is located on a quiet road.

The ground floor consists of a double formal reception with bay window, feature fireplace, solid hard wood flooring, reclaimed double doors and bespoke cabinetry. To the rear is a well-appointed kitchen/diner with Bosch appliances, plentiful room for a table and is perfect for entertaining or day-to-day family life. Double doors lead out to a newly paved patio area, and on to an attractive mature garden with a raised decked area at the far end. There is an additional cellar and a range of innovative storage solutions.

The first floor is made up of three further bedrooms, all generous doubles, with the master (17 x 15 ft) and a well-appointed family bathroom. The second floor has been cleverly developed to create a large 18 x 14 ft bedroom suite with feature sky lights and designated separate shower room.

Located in SE23, Northwood Road is particularly quiet, has unrestricted parking and offers easy access to both Forest Hill and Catford. The property is within the catchment area of the much sought after Kilmore primary school and is a 10-minute walk to the renowned St Dunstan's College which is one of the UK's top rated nursery, prep and senior schools. The green spaces of Blythe Hill and Ladywell Fields, Peckham Rye Park and Sydenham Hill are close by.

AT A GLANCE

- Freehold Victorian property
- Plentiful period features
- Lovingly refurbished to a high specification
- Double reception
- Large eat in kitchen/diner
- 4 generous double bedrooms
- Private west facing garden
- Kilmore catchment area
- Easy access to Forest Hill

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

This charming family home is located in the heart of Forest Hill. Locally there is a great choice of green spaces and parks with the much-admired Horniman Museum and Gardens a short stroll away. The area is popular with families due to a superb choice of Ofsted Outstanding schools including Rathfern primary School which is within approx. 0.3 miles of the property, similarly Kilmorie Primary School is within around 0.4 miles. There are plenty of local amenities with Forest Hill Pools and library close by and a variety of independent cafes, restaurants and bars including the sour dough pizzeria Bona and the Blythe Hill Tavern which is a favourite with locals.

Honor Oak and Catford are also within easy distance offering a good choice of amenities and transport options. From Forest Hill there are great connections for commuters across the capital with the Overground a short walk away connecting to Canada Water with easy transfer onto the Jubilee Line. Locally there is also the option of the Thameslink service at Catford Bridge connecting to Peckham Rye and Blackfriars. Both stations in Catford are only a 10 min walk away, from Catford Bridge you can get to London Bridge in 11 mins and to Charing Cross in 25. This is in addition to the Cannon St and Blackfriars services.

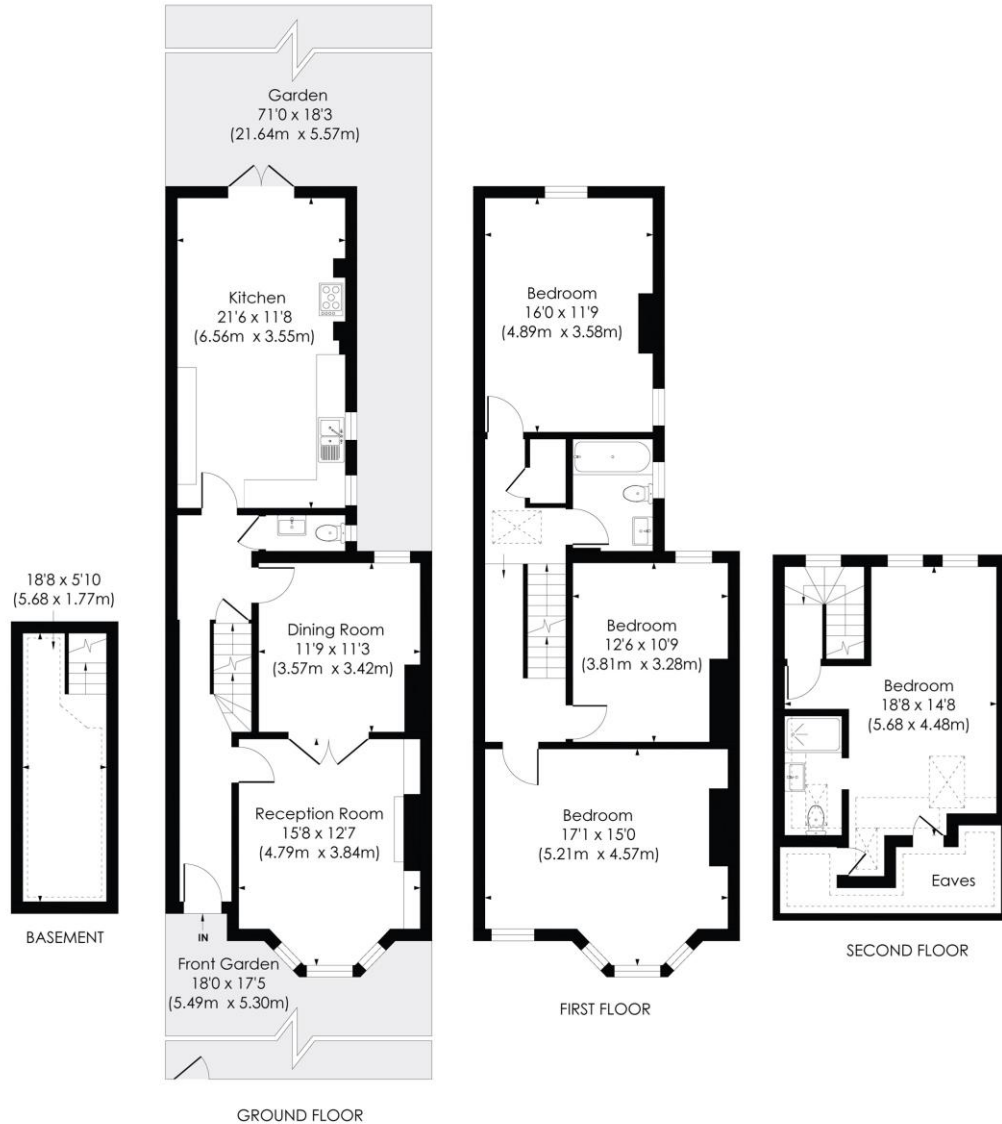
NORTHWOOD ROAD, SE23

Approx. Gross Internal Floor Area

1945 Sq. ft/180.72 Sq. m (Incl. Eaves and Basement)

Eaves: 96 Sq. ft/8.90 Sq. m

Basement: 108 Sq. ft/10.05 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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