



Ash Tree Cottage, Mount Gradens **SE26**

---







## Description

Sensationally situated in what resembles its own private micro hamlet, this enchanting Georgian cottage is located in the Sydenham Hill Conservation Area and offers tranquil living in an oasis on the outskirts of Dulwich.

Surrounded by well maintained gardens, this bright and airy four bedroom detached home is full of character and has been sympathetically updated to a high standard throughout with feature fireplaces, plantation shutters and contemporary twists to the kitchen entertaining area and bathrooms.

Ash Tree Cottage also benefits from ample off-street parking, a detached art studio / annexe, car port and assorted additional outbuildings.

## Location

Mount Gardens is a secluded cul-de-sac by Sydenham Hill and possibly South East London's best kept secret. Forest Hill or Sydenham stations are both close by (approximately 0.8 miles) with London Overground services to Highbury & Islington, Clapham Junction, London Bridge and London Victoria. Easy access to Canary Wharf via Canada Water.

The wonderful Horniman Museum and grounds are very close, as are the delights of Dulwich Village and its exceptional schools and park. All distances are approximate.

**Tenure: Freehold**

**EPC: E**

**Council Tax Band: G**

**Local Authority: Lewisham Council**



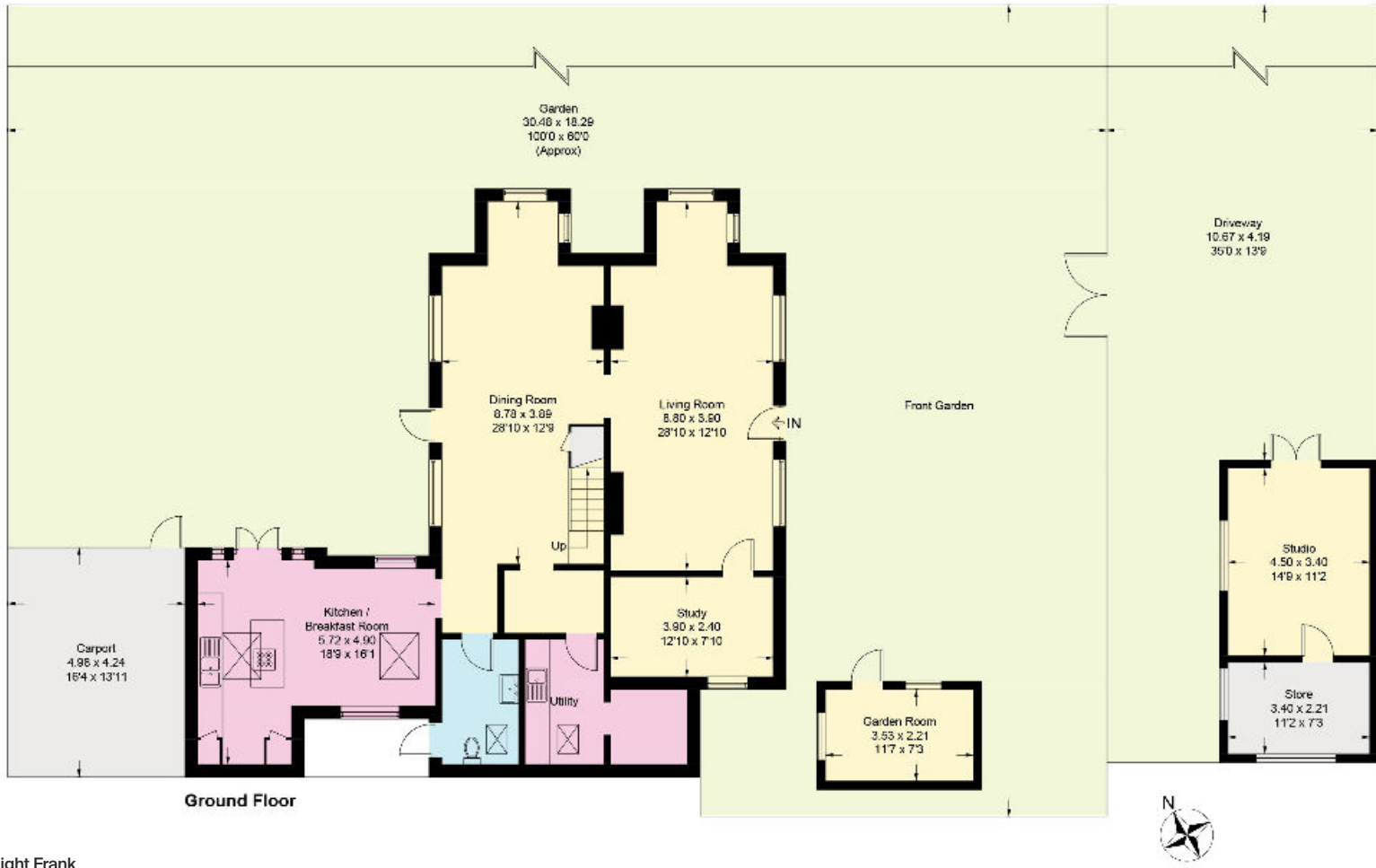










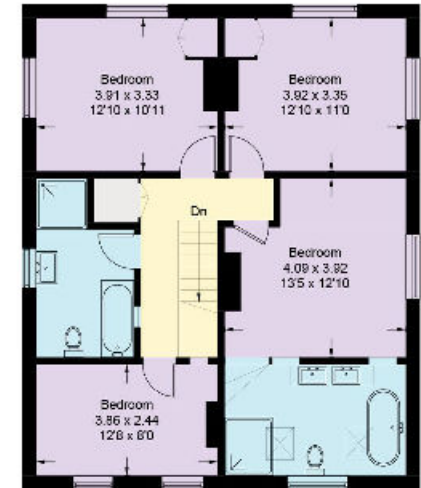


**Ground Floor**

Approximate Gross Internal Area  
 Ground Floor = 119.5 sq m / 1286 sq ft  
 First Floor = 78.3 sq m / 843 sq ft  
 Outbuildings = 31.1 sq m / 335 sq ft  
 Total = 228.9 sq m / 2464 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**Guide Price £1,750,000**



**First Floor**

**Knight Frank**  
 Dulwich  
 1c Calton Avenue  
 SE21 7DE

We would be delighted to tell you more

**Georgia Jakstys**  
 020 3815 9415

**Ollie Greig**  
 020 3815 9418

**Chica Lambert**  
 020 3815 9416

[knightfrank.co.uk](https://www.knightfrank.co.uk)

[georgia.jakstys@knightfrank.com](mailto:georgia.jakstys@knightfrank.com)

[ollie.greig@knightfrank.com](mailto:ollie.greig@knightfrank.com)

[chica.lambert@knightfrank.com](mailto:chica.lambert@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated May 2024. Photographs and videos dated August 2021/May 2024.  
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.