



 6  
Bedrooms

 2  
Bathrooms





Exquisite six-bedroom end of terrace Victorian gem, gracefully blending timeless elegance with modern comforts. The house is rich in period features - our favourites include the property's intricate detailing on the facade, original fireplaces, and ornate cornicing. This wonderful home is set back from the road by a landscaped front garden with a mature beech hedge.

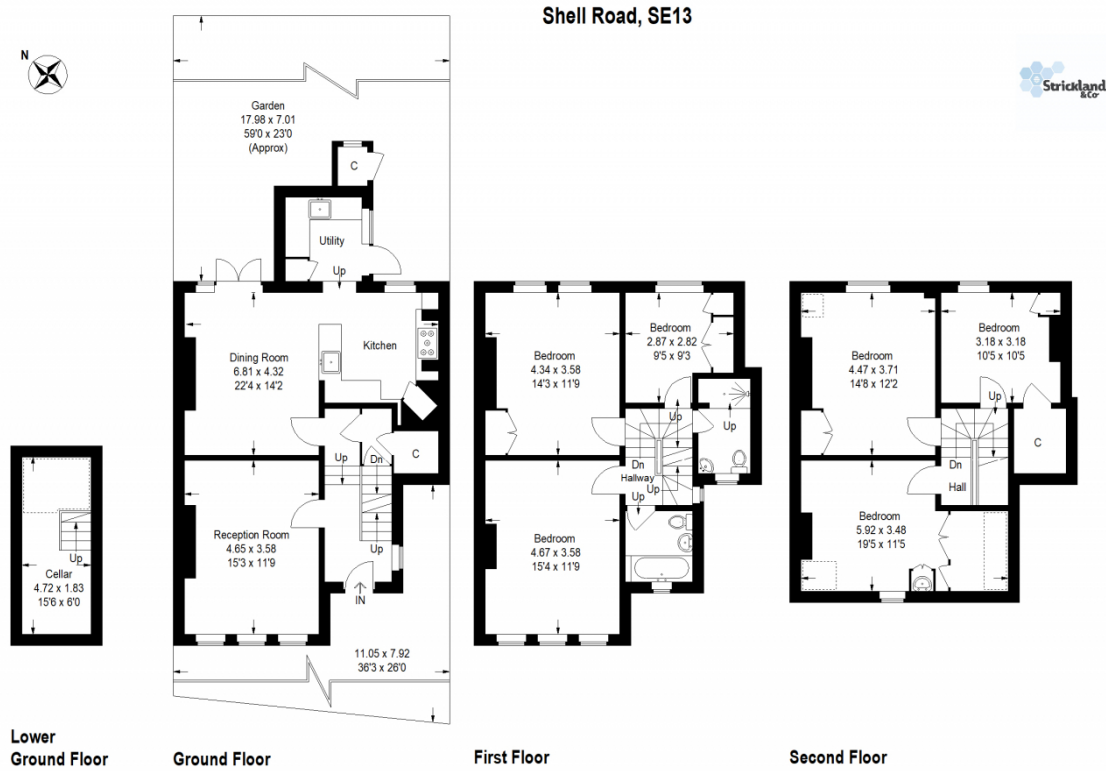
High ceilings create an atmosphere of spaciousness and airiness, enhancing the overall sense of grandeur. Perfectly accommodating the needs of a growing family, this exceptional home embodies the epitome of comfort and elegance.

The fireplaces, intricate ceiling rose, and cornice detailing grace the living spaces, resonating with history and rich heritage. Wood flooring adds an authentic touch, while the large, glazed windows brighten each room with natural daylight. Additionally, there are two bathrooms, a handy utility room, additional storage spaces and a decent size cellar for the wine collection!

Situated just a leisurely stroll from St Johns station, commuting becomes a breeze, seamlessly connecting you to the city in as little as 7 minutes. Lewisham station is an 11-minute walk away offering easy, quick access to Canary Wharf via the DLR or the West End (Charing Cross, Victoria) via rail,

Shell Road is a 5-minute walk to the expansive greenery of Hilly Fields which is one of the area's best parks. With expansive green spaces and elevated views across the city, it has a café, a playground, tennis and basketball courts and a nature reserve. The award-winning weekly Brockley Farmers' Market is a 5-minute stroll away and Ladywell Village with its range of independent shops, deli and cafes is a pleasant 15-minute walk away.

Ashmead Primary School and Myatt Gardens (both rated 'Good' by Ofsted) are only a 10- minute walk away. For older kids, the 'Outstanding' Prendergast School is only 20 minutes' walk, on the other side of the park. The popular Bright Horizons preschool is also within walking distance for families with younger children.



Approximate Gross Internal Area  
Lower Ground Floor = 8.8 sq m / 95 sq ft  
Ground Floor = 59.9 sq m / 644 sq ft  
First Floor = 54.5 sq m / 587 sq ft  
Second Floor = 51.5 sq m / 554 sq ft  
Total = 174.7 sq m / 1880 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1042464)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

