



Canonbie Road, SE23 | Offers In Excess Of £1,950,000

02087029444

foresthill@pedderproperty.com

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In General

- In person viewings available
- 110ft X 70ft west-facing garden
- Breath-taking views of London
- Spacious front reception room
- Utility room
- Five bedrooms
- Three bathrooms
- Kitchen/dining room
- Off street parking
- Offered chain free

In Detail

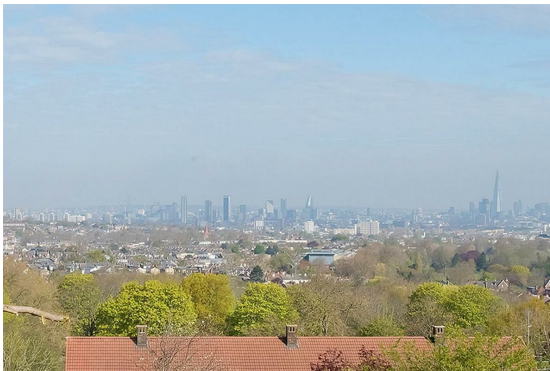
A truly stunning five bedroom double fronted Victorian house for sale on the sought-after Canonbie Road with a huge 110ft west-facing rear garden and south facing vegetable plot.

Set on the borders of East Dulwich and Forest Hill, boasting almost 3,000 sq ft, this incredible family home comprises a spacious front reception room complete with square bay window, original cornice work and fire surround. A kitchen/dining/family reception room leads directly to the beautiful rear garden. Utility room and downstairs WC off the kitchen lead to the vegetable garden. Completing the ground floor is a study/office/3rd reception. The first floor comprises 4 double bedrooms (one en-suite) and a family bathroom. The large top bedroom has an en-suite bathroom and a balcony with breath-taking views over the city of London. The basement area comprises a utility/kitchen area, reception area, boiler room with a new Worcester boiler. W.C. and 2 rooms currently used as a music studio. Further benefits include off-street parking for 2 cars, plenty of storage, underfloor heating on 3 floors, double glazed sash windows, fitted wardrobes and an integrated vacuum system. In the rear garden are established mulberry, apple & plum trees and so much more.

The property is situated approximately just 0.6 miles to Honor Oak Park Station and is located within close proximity to Forest Hill, offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and parks. Offered chain free.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing today.

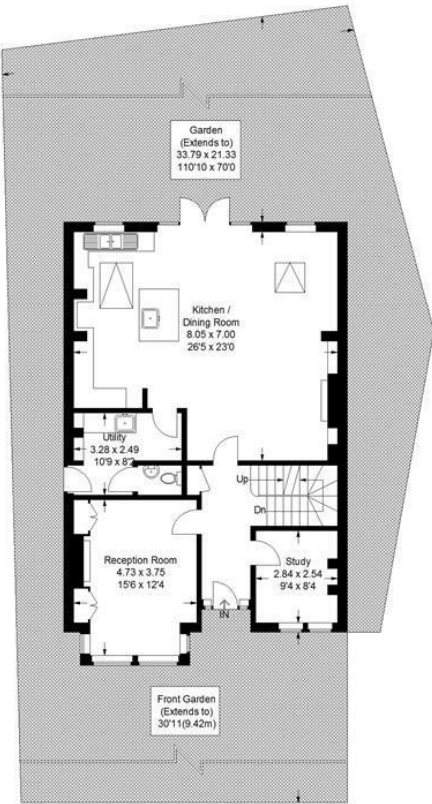
EPC: D | Council Tax Band: G



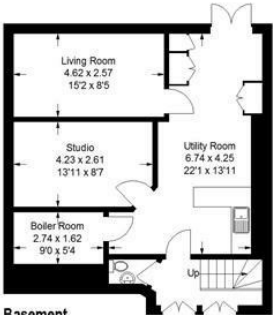
Floorplan

Canonbie Road SE23

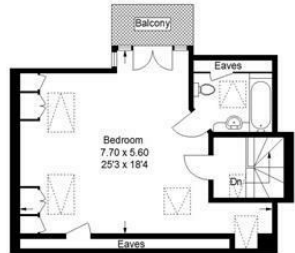
Approximate Gross Internal Area
Basement = 61.00 sq m / 656 sq ft
Ground Floor = 98.6 sq m / 1061 sq ft
First Floor = 71.5 sq m / 770 sq ft
Second Floor (Excluding Eaves)
40.4 sq m / 435 sq ft
Total = 271.5 sq m / 2922 sq ft



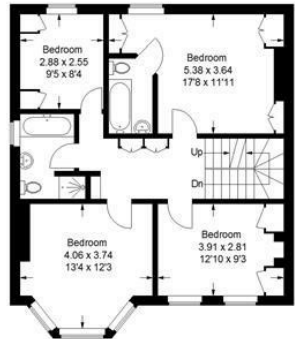
Ground Floor



Basement



Second Floor



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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