



Canonbie Road, SE23 | £1,750,000

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In General

- Chain free
- Five bedrooms
- A wonderful 100ft rear garden
- Multiple reception rooms
- Large kitchen/dining room
- Incredible bathroom suites
- Very popular location
- Stunning views of the city
- Large terrace
- Garden room

In Detail

A wonderful five-bedroom semi-detached family home and artist's retreat for sale on coveted Canonbie Road, with a beautiful 100ft private garden and stunning city views. Offered chain free.

Perfectly positioned on the borders of Forest Hill, Honor Oak and East Dulwich, this property's winding layout offers a treasure hunt of surprises. A bright entrance leads to a glamorous reception room with chevron parquet flooring, a handmade gold-leaf ceiling and Venetian polished plaster walls by local artisans Studio 109. Steps lead to an open-plan kitchen/dining room, with bi-fold doors opening onto a raised deck capable of hosting a seated champagne brunch for 50. The basement is a jewel-box for relaxing and entertaining, with built-in bookshelves, storage, separate WC, underfloor heating, and a shower room.

The first floor holds four bedrooms with charming period features, as well as a stunning family bathroom, with a decadent William Holland brass freestanding bath, and Catchpole & Rye separate shower and marble double sinks. The top floor is a dreamy suite with panoramic views across London. There is a walk-in wardrobe, a study/home office, and bathroom with tadelakt walls, Moroccan tile and brass and marble fixtures.

The 100-ft garden has three leveled areas for joyful garden parties, children's play, and a garden shed. A large garden room with underfloor heating and a beautifully finished WC and shower is perfect for an artist's studio/writer's retreat, an en-suite guest room or a workout room.

Ideally located just 0.4 miles from Honor Oak Park station, there are excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington. It is a lovely walk from the Horniman Museum, Dulwich Park, Peckham Rye, the high streets of Dulwich, Honor Oak and Forest Hill, the Dulwich Picture Gallery and libraries, restaurants, markets and coffee shops.

EPC: D | Council Tax Band: F

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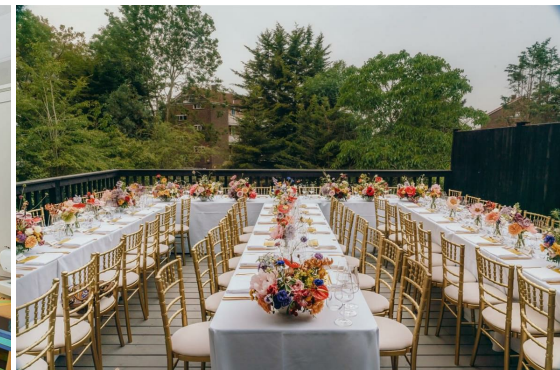
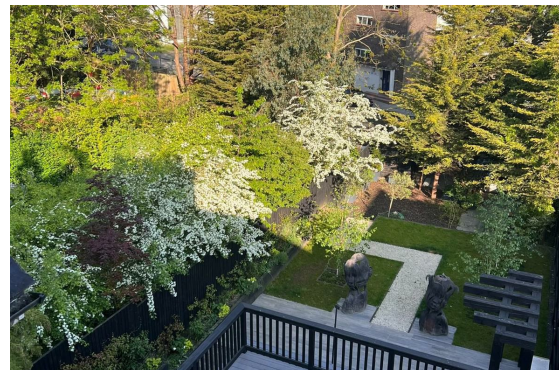
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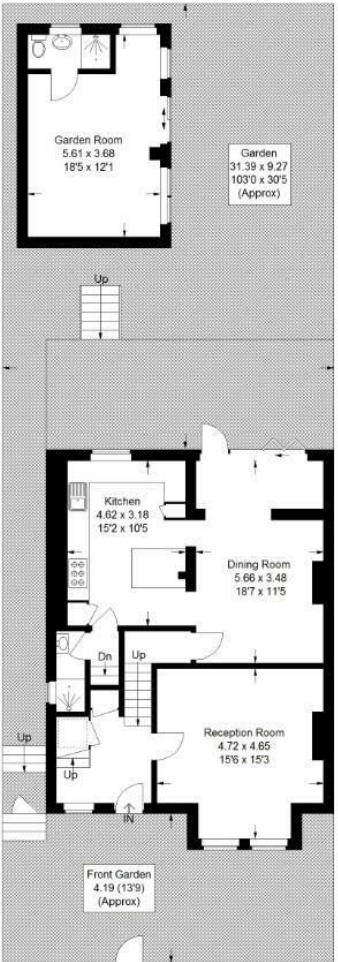


Floorplan

Canonbie Road, SE23

Approximate Gross Internal Area
(Excluding Eaves)
207.2 sq m / 2230 sq ft
Garden Room = 21.2 sq m / 228 sq ft
Total = 228.4 sq m / 2458 sq ft

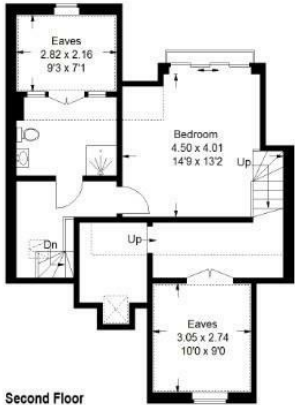
Reduced headroom below 1.5 m / 5'0"



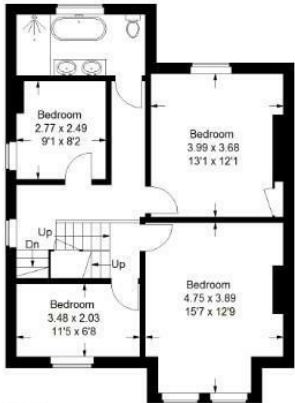
Ground Floor



Basement

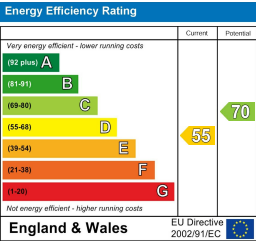


Second Floor



First Floor

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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.



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