

MOONLIGHT DRIVE, LANGTON RISE, SE23

FREEHOLD

£1,200,000

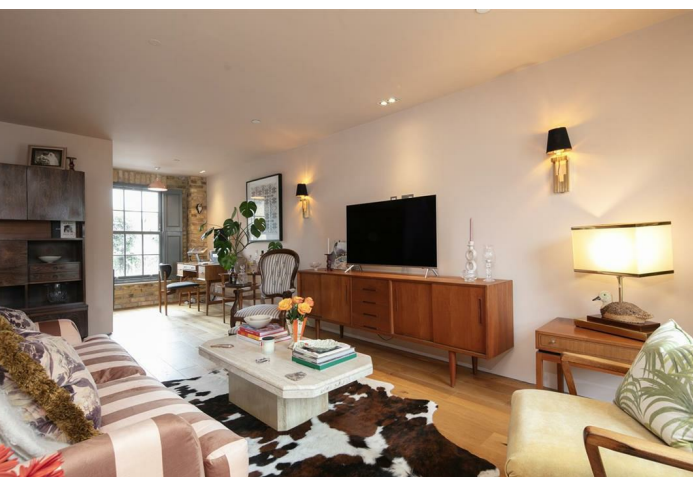


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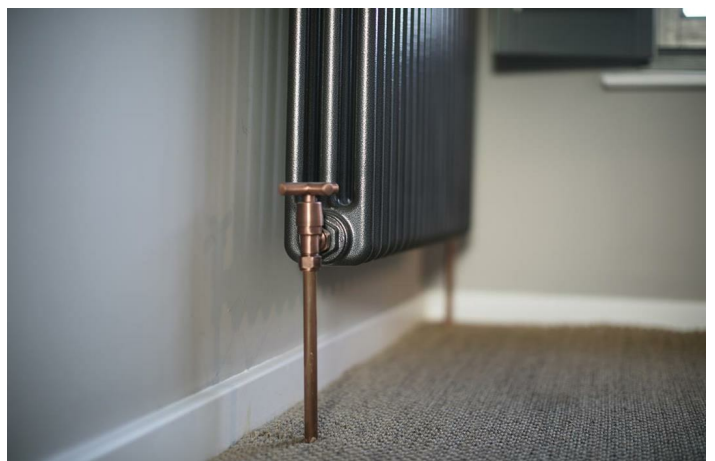
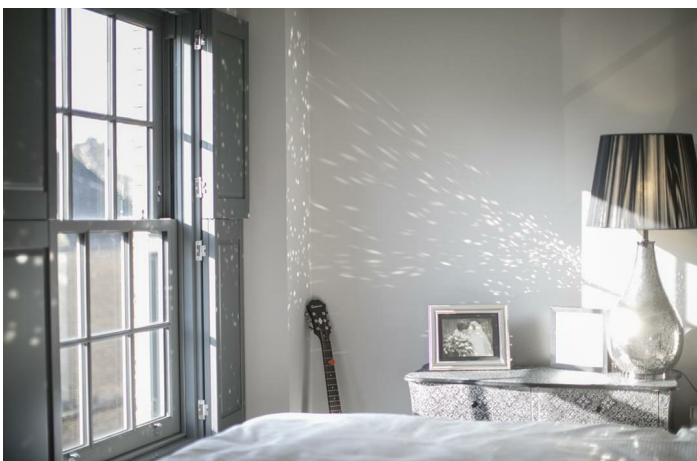
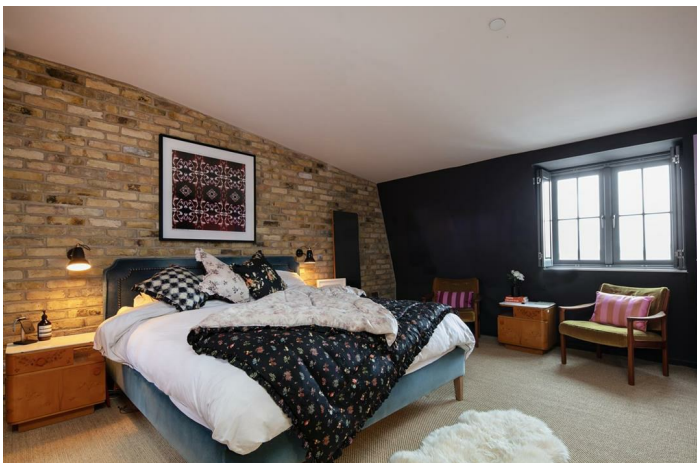
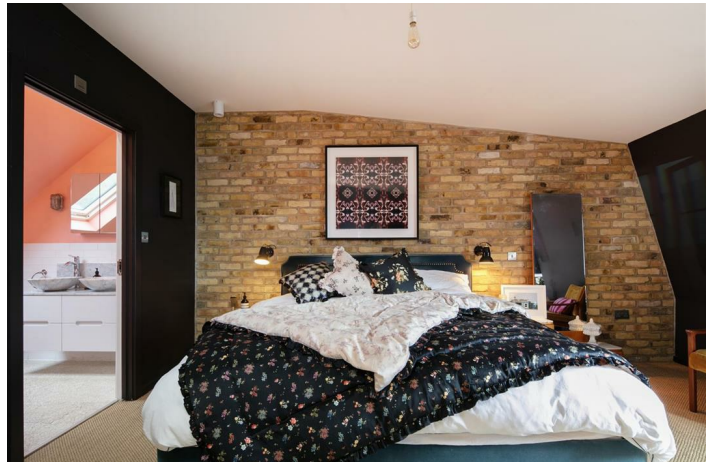
Bedrooms : 3
Receptions : 1
Bathrooms : 2

FEATURES

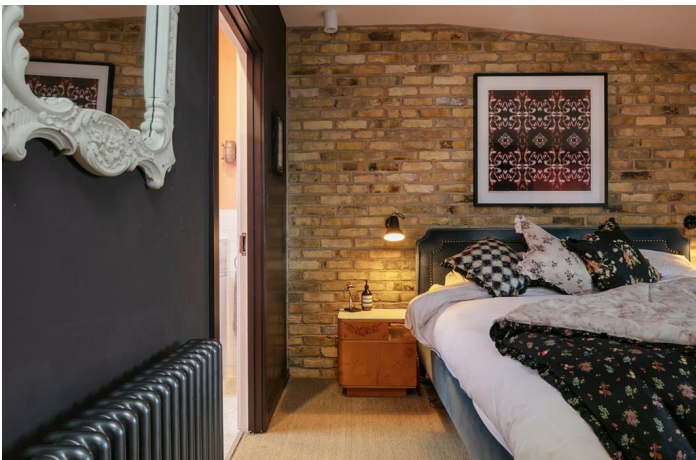
Stunning Decor
Bespoke Fixtures and Fittings
Beautiful Patio Garden
1700+ Square Feet
Freehold



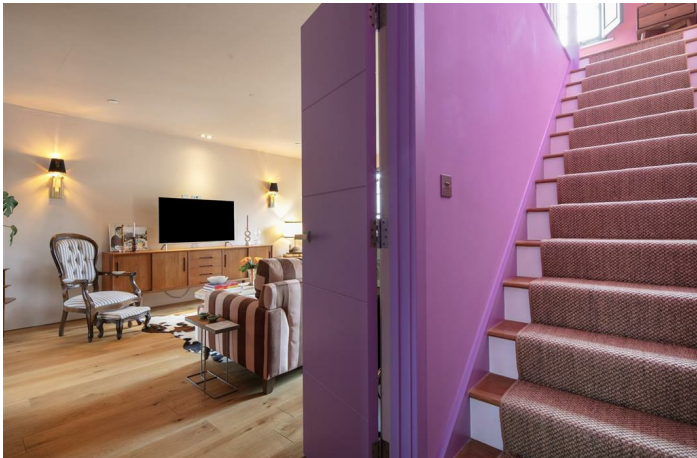
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Spectacular Three Bedroom Home Over Four Floors - CHAIN FREE.

It's all too rare to find such an expertly executed period style new-build. Combining the timelessness of days gone with the very best of contemporary ingenuity, this three bedroom dream wins on all counts. The divine decor is complimented further by some superb mid-century furniture - it becomes clear that the space has been gifted the eye of an interior designer early on. The room sizes are generous and perfectly laid out over 4 sumptuous floors. It's filled with thoughtful, dulcet tones, solid fixtures and elegant corners of comfort. The features woo and wow at every step. Wooden framed, double glazed sash windows (with bespoke shutters), cast iron school house radiators, solid wooden floors, super stylish Seagrass and just enough exposed brick create the perfect ambience. With a template this exquisite, we think you'll know where to start. The accommodation comprises a lavish reception, large, contemporary kitchen/diner, three double bedrooms (master en-suite + dressing room - of course!), a boastful bathroom, utility and gorgeous guest wc. The decked garden has secure rear access and some rather fetching built-in seating. The guests can chatter over nibbles and plonk while you prepare the entrée. The location leaves you within easy reach of the much celebrated amenities of both East Dulwich and Forest Hill. Honor Oak Station is a 10 minute walk and will whisk you to Shoreditch in no time. You can hop on the Jubilee Line at Canada Water for links to every other line on the network!

The house sits centrally on a row of similarly handsome buildings with London stock brickwork. Each door has a uniform period lantern set into the architrave and the front doors, painted in warm pink, are each crowned with a portico. Inward, we meet a split level, L shaped entrance lobby with dishy, double height ceilings. A left turn leads down your solid staircase to the lower landing. On the left sits a large guest wc with excellent grey tiling, wood effect flooring and some rustic, tiered scaffold shelving - an excellent spot to age the 'Grand Cru'. Opposite this you find a good size utility with space for the washing machine and tumble dryer. Wellies and doggy will also find a comfortable home. The kitchen/diner leads from the landing through wide double doors. Your cabinets and counters are top quality. Crowned in thin cut granite, the central island also hosts a breakfast bar for munching the morning croissant. Further dining rests to the right. Integrated appliances include a double oven, microwave, induction hob (SMEG no less), dishwasher and fridge freezer. A wall of tri fold glass doors open to your delightful decked garden - a must when we get our week of summer (in late October).

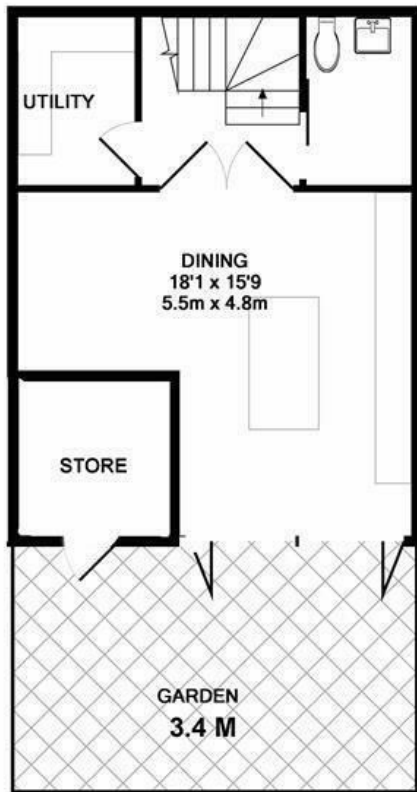
From the entrance lobby ascend three Seagrass clad steps to find your gloriously presented living space. It spans the full depth and width of the house affording a dual aspect and pockets of daylight whatever the time of day. The address seems all the more relevant with those wonderful dusky walls and ceiling. There's a built-in day bed to the rear of the space with enough book shelves over to while away any number of rainy Sundays. A study space to the front enjoys its own sash window and some exposed brick - time to pen the saucy memoirs! The main seating area invokes a desire to simply lounge (G&T and Jazz FM). Suitably soothed, one next ascends to a bright and wide first floor landing which features more Seagrass and tasteful wall tones. There's a rear facing sash window, city views and plenty of space for artwork. Your first bedroom faces rear with picture perfect carpeting and walls to match. The main bathroom comes next with a drencher shower, period style loo and roll top bath - Cadbury's Flake at the ready! A light and lovely front facing bedroom comes next, stretching into the width of the house. Your final upward jaunt richly rewards with a master en-suite fit for a queen - certainly those at Wooster and Stock. A run of exposed brick gives that New York loft vibe. A further dainty rear sash offers more city views and there are adjoining en-suite shower and dressing rooms - if that's not enough we give up.

Location? A few handy shops rest just on Wood Vale and include a newsagent and terrific butchers. Your nearest station is Honor Oak Park for the London Overground line and trains to London Bridge - a mere 10 minute walk. Buses are in their many on Forest Hill Road and there are some nice gastro type pubs on this road too (try the Forest Hill Tavern or the Herne perhaps). For further eating and retail opportunities, fabulous East Dulwich (and well-loved Lordship Lane) is but a 10 minute walk and Forest Hill is a 15 minute stroll (the Sainsbury's here is good for shopping and cupboard filling). Green space? Peckham Rye, One Tree Hill and Horniman Gardens are all seriously close for a walk or a kick-about.

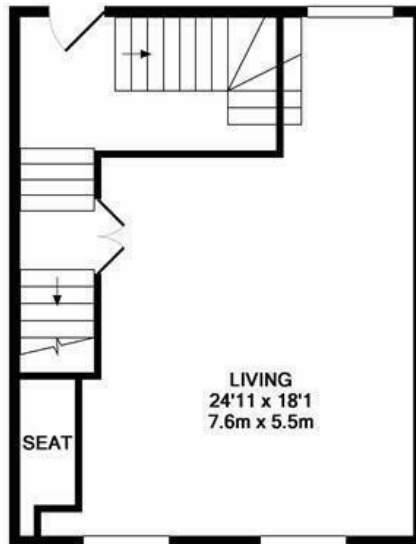
Tenure: Freehold

Council Tax Band: E

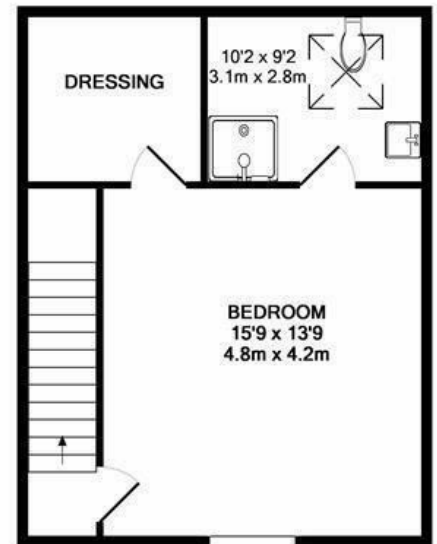
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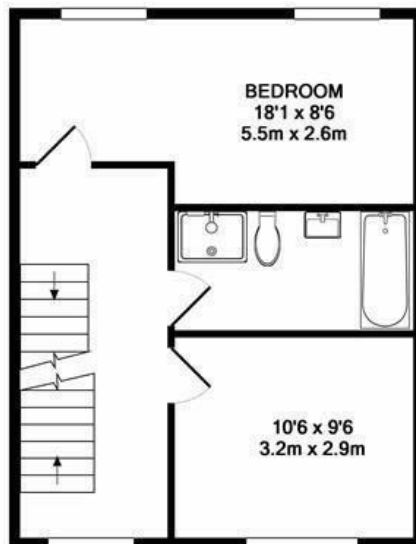
LOWER GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)




2ND FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1808SQ.FT. (167SQ.M.)

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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	89	90
(81-91) 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 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	89	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

