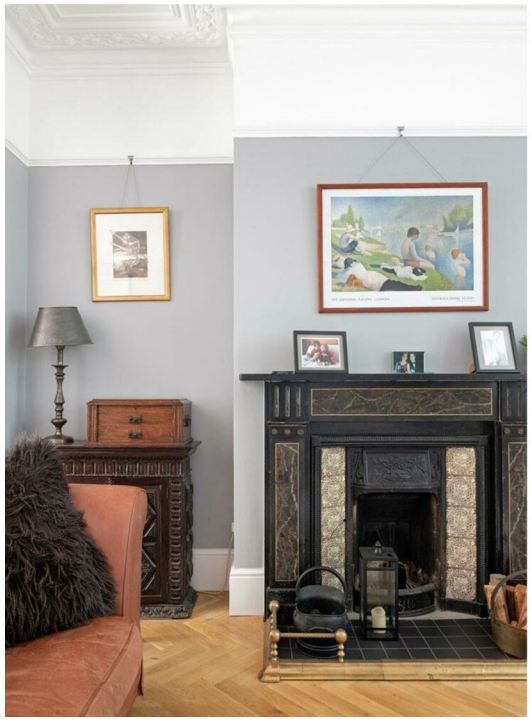
Charleville Circus, SE26 | £1,750,000

02087029777
sydenham@pedderproperty.com

PEDDER PREMIUM PROPERTY



In General

- Substantial semi detached Victorian home
- 3,136 sqft arranged over three storeys
- Grand through-reception
- Superb kitchen / breakfast room
- Utility room and large Cellar
- Four double bedrooms
- Large family bathroom and ensuite shower room
- South facing gardens
- Highly sought after location
- Very close to Crystal Palace Park and Wells Park

In Detail

A remarkable semi-detached Victorian home with a footprint of 3,136 sq ft, including four double bedrooms, two bathrooms, gorgeous south-facing garden, single garage and gated off street parking.

The ground floor is incredibly grand and rich in character, impressive in scale and volume with many retained features. Both the reception room and adjacent dining room enjoy original cornicing and ceiling roses which crown the rooms with each fireplace surrounded by moulded corbels. Existing stained glass windows have been carefully encapsulated in high quality double glazing installed by the current owners.

The owners are both food and coffee artisans and love to entertain, so it comes as no surprise that the kitchen / breakfast room is the heart of the home; this is not only a highly functioning and creative space but also designed for connection and shared meals with the breakfast bar taking centre stage, surrounded by high quality fittings including but not limited to, Neff appliances, a Quooker tap and a Fisher & Paykel double dishwasher. Off the kitchen is a separate utility room, complete with a practical butler's sink, another attractive and useful feature of this home.

The upper floors provide four generous double bedrooms, an elegant bathroom with a roll-top bath and large shower over looking the gardens, and an ensuite shower room.

This unique home is surrounded by three separate gardens, each offering its own atmosphere and purpose, all beautifully enveloped in rich, mature greenery. Whether you're seeking a quiet morning retreat, a sun-drenched entertaining space, or a hidden reading nook, these gardens provide serene escapes throughout the day. Mature trees, flowering shrubs, and layered planting create a sense of seclusion and natural beauty in every direction.

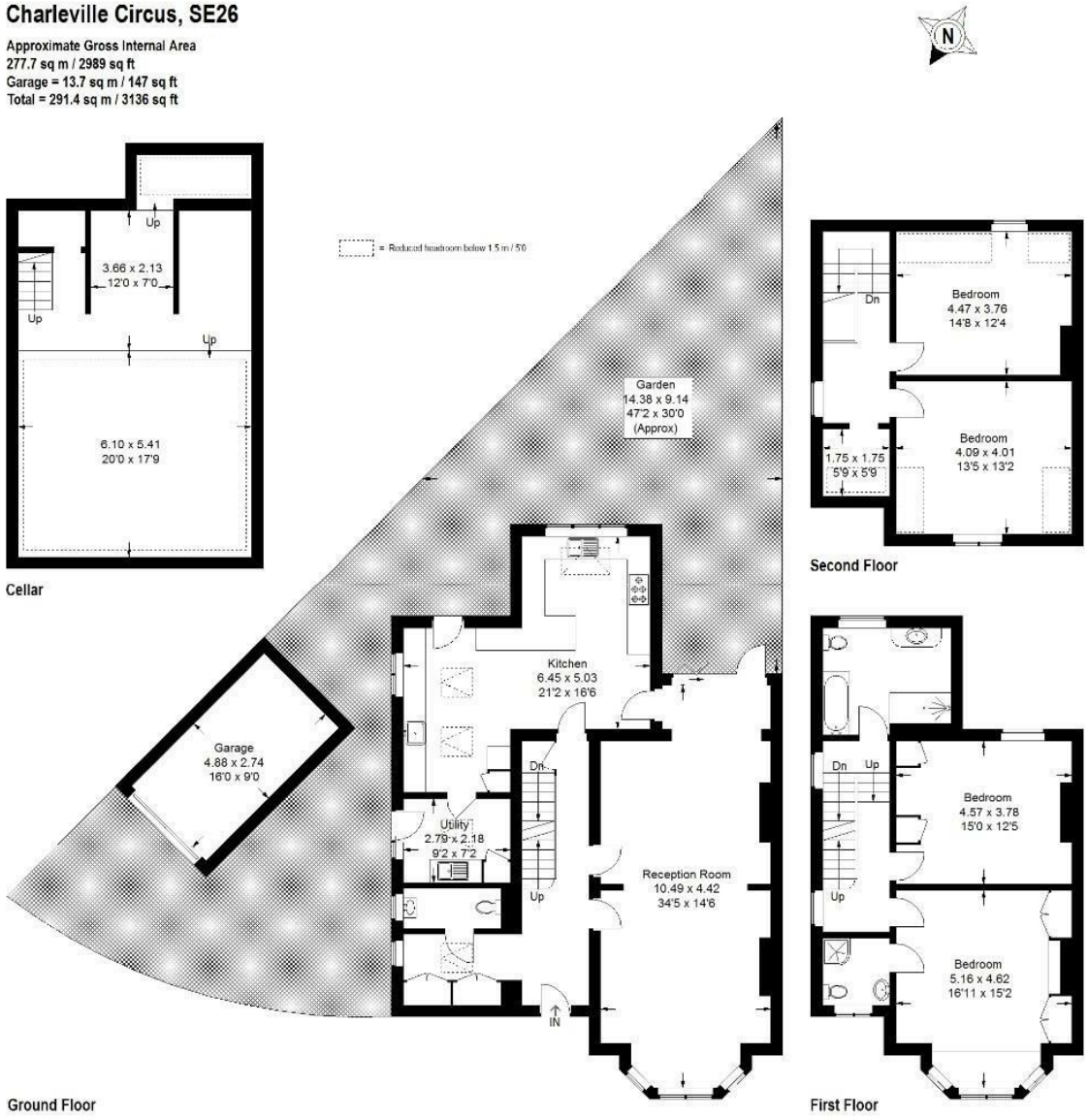
Houses of this calibre rarely come to market, and as such, we expect demand to be high.

EPC: TBC | Council Tax Band: G

Floorplan

Charleville Circus, SE26

Approximate Gross Internal Area
277.7 sq m / 2989 sq ft
Garage = 13.7 sq m / 147 sq ft
Total = 291.4 sq m / 3136 sq ft



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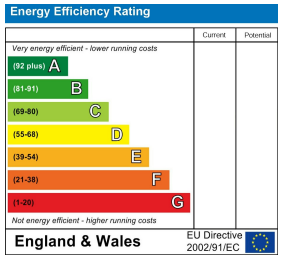
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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