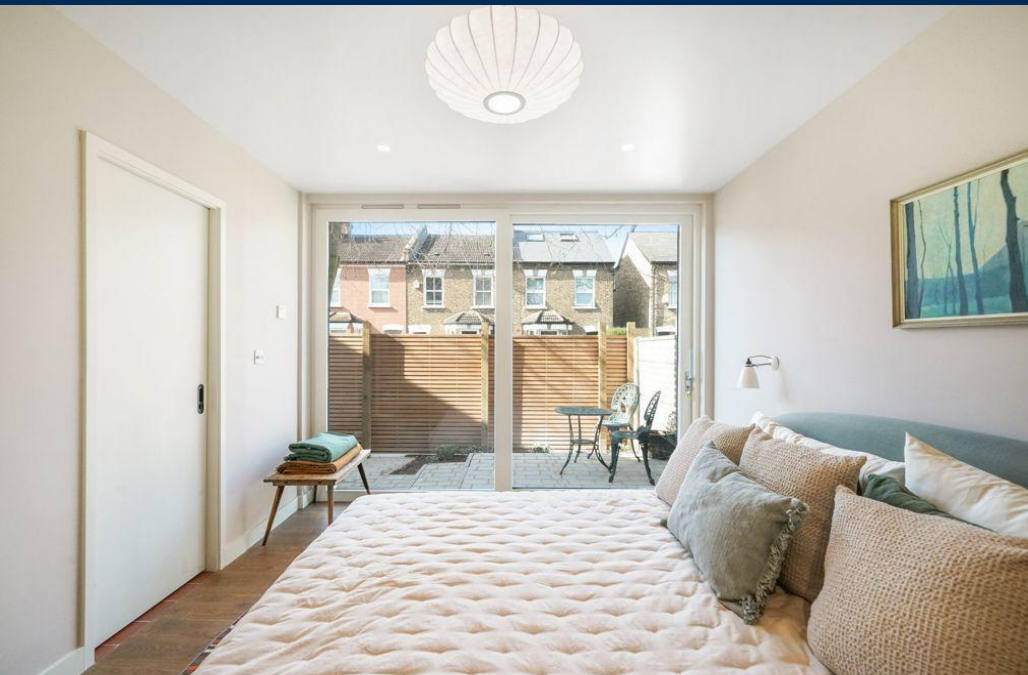




KALMARs

Weardale Road, London, SE13
3 Bedroom House Detached House



Weardale Road, London, SE13

£950,000 Freehold

This unique bespoke design-led 3 bedroom house, designed by Award Winning Practice Downen Farmer Architects alongside Vogue published interior designers Cavendish Studios was designed with comfort and warmth as central pillars. Set across two floors with three double bedrooms, one with walk in wardrobe, three bathrooms (en-suites to two bedrooms), an open plan reception/kitchen, two low maintenance private courtyard gardens. it forms a whimsical separation of entertaining and private space.

Italian terracotta tiles draw warmth into the generously sized and dramatic living space, crowned with a double height kitchen and entrance flanked by a bespoke oak crafted staircase. This grand space was thoughtful designed with entertaining in mind. Warm wooden floors (with underfloor heating) elongate already generous bedrooms which are complimented by meticulously chosen finishes. This whole property is bathed in light from numerous windows and is built around a Mediterranean style courtyard which, in summer, would perfectly host al-fresco dining.

Bathrooms include high end fixtures and fitting and create drama with hand chosen terrazzo floor tiles and classic wall finishes.

The kitchens sleek and paired back cupboard pair with a soldier bonded hand fired clay backsplash and Bosch appliances, brought together with a Marmorio worktop.

The property is nestled into the picturesque Victorian terraces of Weardale Road. One of few homes that are such a short stroll to Manor Park and Manor House Gardens, known for their charming large green spaces, lakes, coffee shops and playgrounds.

Hither Green Station is a 10-minute walk, offering the area's most attractive amenities from independent coffee shops to traditional pubs and cute independent Italian restaurants and deli's. For those who benefit from DLR connectivity, Lewisham Station is only 0.7 miles away, providing frequent services to London Bridge, Cannon Street and Charing Cross.

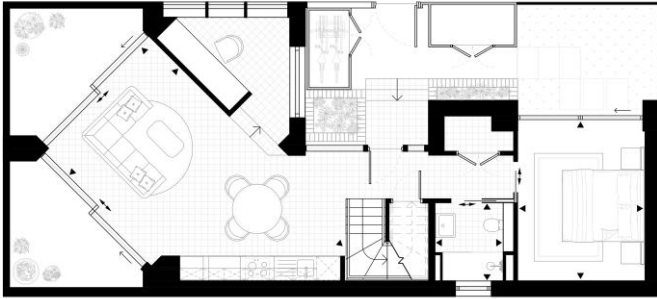
*Distances and walking times are approximate and taken from google maps
Transport Links: Hither Green Station - 0.5 miles (National Rail) Lewisham Station - 0.7 miles (National Rail and DLR)





HOUSE

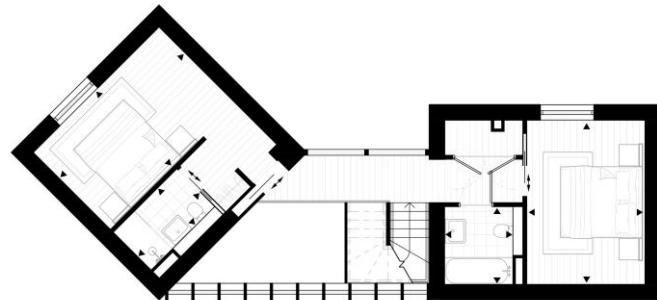
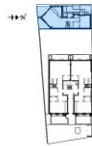
3 BEDROOM - 11250m



GROUND FLOOR - 64m²

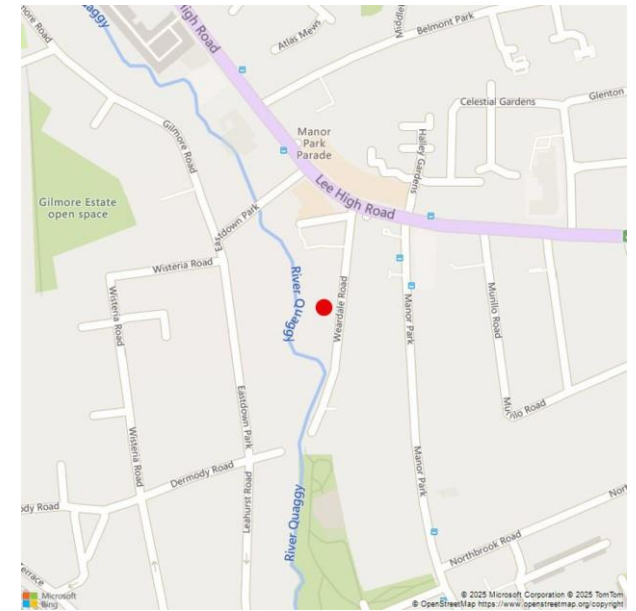
| | |
|---------------------------|---|
| Living / Kitchen / Dining | 5.81m ² x 7.55m ² |
| Study | 2.79m ² x 3.26m ² |
| Bathroom | 1.63m x 1.83m |
| Bedroom 1 | 3.17m x 4.09m |

* Maximum measurement



FIRST FLOOR - 48m²

| | |
|--------------------|---------------|
| Bedroom 2 | 3.00m x 4.10m |
| Bedroom 2 En-suite | 1.67m x 1.93m |
| Bedroom 3 | 2.76m x 4.40m |
| Bedroom 3 En-suite | 1.37m x 2.30m |



KALMARS

Jamaica Wharf, 2 Shad Thames, London, SE1 2YU

T 0207 940 7980

E info@kalmars.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.