

HONOR OAK RISE, HONOR OAK, SE23  
FREEHOLD  
OFFERS IN EXCESS OF £1,600,000

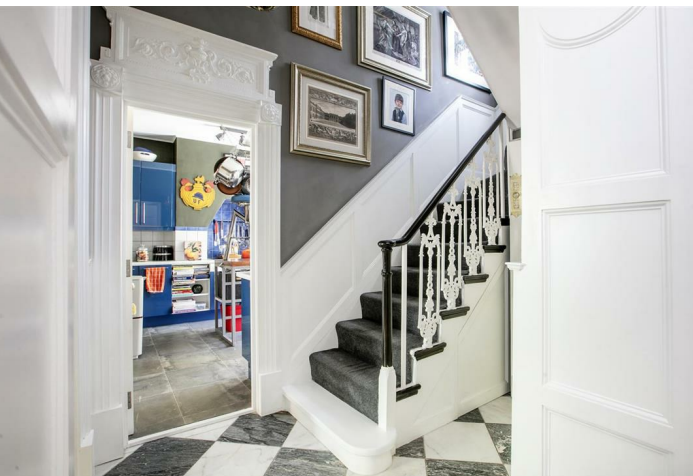


## SPEC

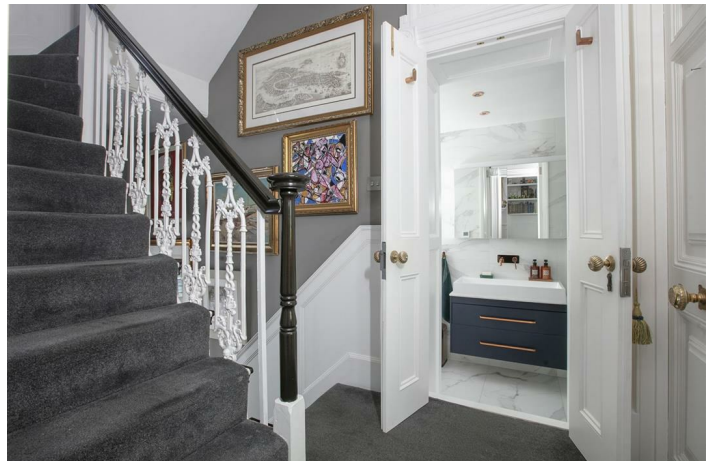
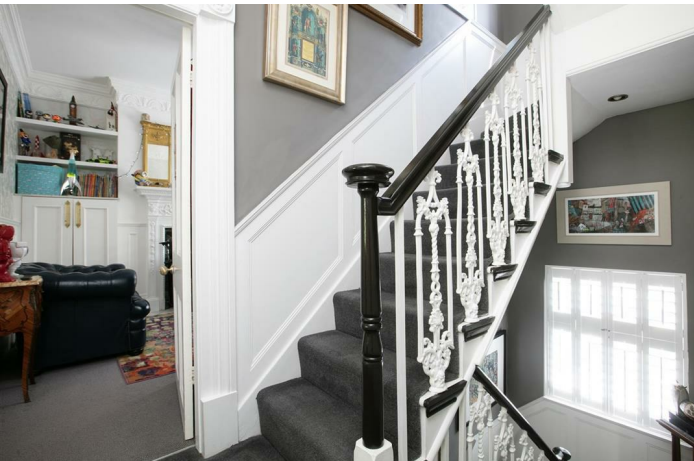
Bedrooms : 4  
Receptions : 1  
Bathrooms : 3

## FEATURES

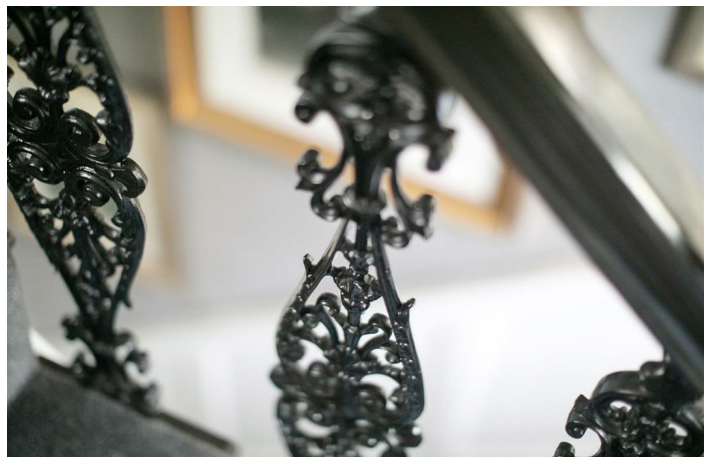
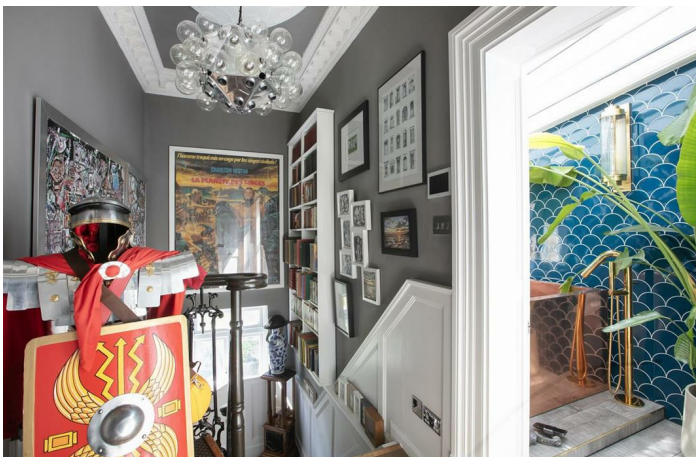
Stunning Period Detail Throughout  
Secure Gated Entry  
Lofty Leafy Peaceful Location  
Wonderful Split Level Garden  
Summer House  
Freehold



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FREEHOLD



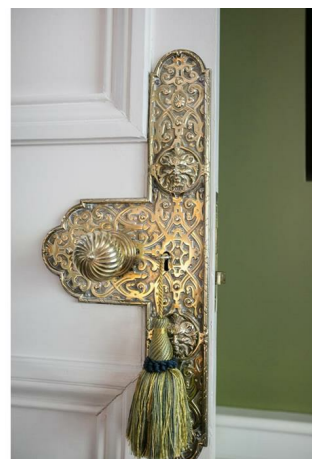
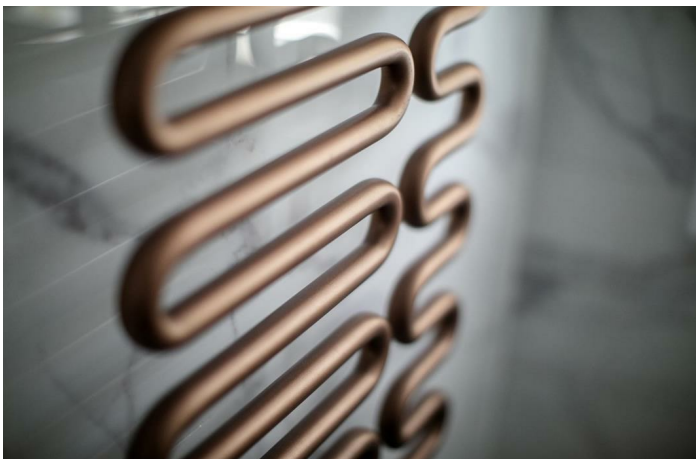
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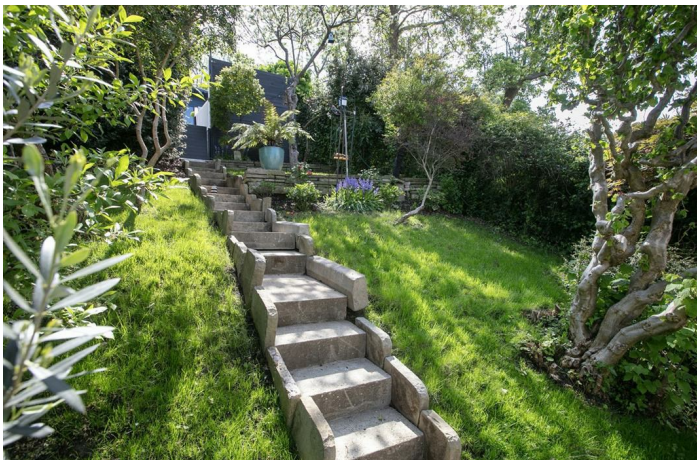
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Uniquely Impressive Four Bedroom Early Victorian Home on Lofty Peaceful Street.

Perched peacefully atop the perfectly tucked and magically leafy Honor Oak Rise sits this utterly unique, gated four bedroom period home. Spanning four majestic floors, the property has been adorned in abundant decorative period detail including wall panelling, cornice work, architraves, balustrades and newel posts. It's a magnificent and impressive spectacle - a loving recrafting of a most-special period home. Accommodation comprises a grand drawing room, kitchen/diner, conservatory, four proper double bedrooms (master ensuite), wc, shower room and a most wonderful top floor bathroom with square copper tub and vaulted glass ceiling for a midnight soak under the stars! A leafy, lofty aspect is enjoyed from all floors and the layout affords an entirely versatile living environment. A quirkily ascending rear garden supplies multiple separate outside spaces. It culminates with a fantastic, elevated terrace and summer house - the perfect spot for impressing your summer guests. Location-wise you're within easy reach of so much. The property sits a few minutes walk from the lush green open spaces of Peckham Rye and its lovely park. Literally on your door step you'll enjoy a handy supermarket, coffee shop and the much-loved Herne Tavern. Honour Oak and Forest Hill are each close by for further amenities and you can grab the Windrush Line at Honour Oak and Forest Hill Stations. Lordship Lane and its perfect mix of boutiques, cafés, pubs and eateries is a short hop on any number of buses - or you can walk it in around 15 minutes.

The property sits handsomely behind tall, ornate wrought iron railings with secure entry system and a fabulous Royal Mail post box. The front garden offers plenty of space for bikes and bins and invites you inward through an arched recessed. A sublime fanlight crowns the solid door which boasts Banham locks and tasteful moody tones. Inside you meet floor-to-ceiling wooden panelling and some superb ornate cornice work - the first of an impressive selection. The entrance hall turns to an L to present your front-facing drawing room - a bright and elegantly presented room with olive green walls and decorative adornments on the frieze. Handsome corning and ceiling rose continue the charm offensive as does an intricate mantel with reclaimed Edwardian overmantel. An integrated wood cupboard flanks the left side of the chimney and there's a similarly polite drinks cabinet on the opposing side. The super wide front-facing window enjoys bespoke wooden shutters. Also accessed off the hall is the kitchen/diner which has blue high-gloss cabinets, induction hob, double Neff oven and space for breakfast bar dining. This opens to the first of your sunny patios - great for morning coffee. Also on this floor is a handy wc and large conservatory with vaulted ceiling and further patio access. The garden sprawls upward across 70 foot of delightfully arranged and mature space. Rising past healthy lawn, bluebells and mature shrubs and trees you reach a fab upper terrace with summer house and sun-lounging area.

Back inside head upward to the first floor to find more gorgeous wood panelling, grey walls and tonnes of space for hanging your artwork. It's all kept light and airy by a tall rear-facing sash window with louvered blinds. There's a large double bedroom fronting the row facing a calming sea of treetop greenery. Dado rails, period storage and another sublime decorative mantel continue to delight. A second bedroom takes the rear spot with fireplace, mantel, bespoke storage and corning. A wide window with louvered blinds offers more garden views. Completing this floor is a lovely fully-tiled bathroom with walk-in shower, extra-long wash hand basin, wall-hung loo and a pucker bucket bath. Chrome fixtures and a dual aspect add to the charm.

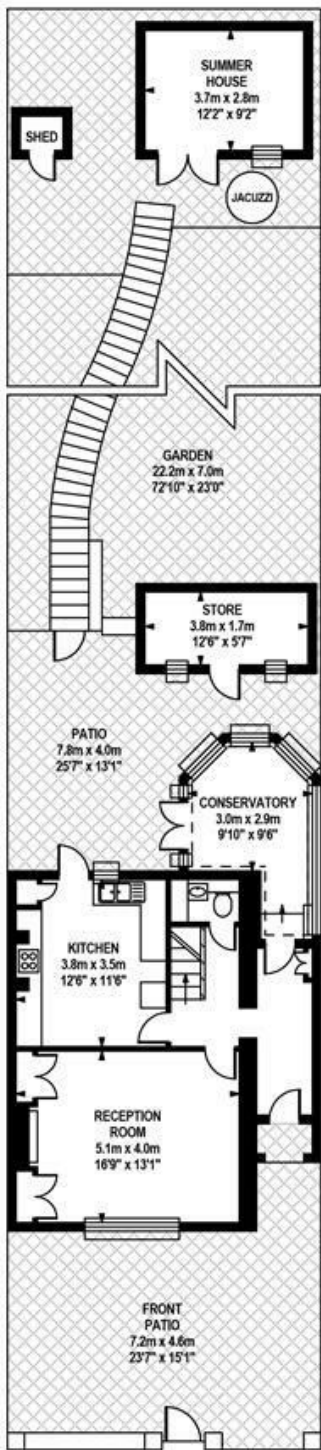
One final upward climb reveals a lofty upper landing with more ceiling adornments. A front-facing master bedroom, in dulcet midnight blue, fronts the building with more treetop leafiness. The grandest of the fireplaces is flanked by bespoke storage. There is, unsurprisingly, more corning and some elegant brass door furniture. The adjoining ensuite shower room has a funky black loo and bidet and walk-in shower. Bedroom four is currently laid out as a lavish dressing room. It's a comfortable double with more garden views. Last but not least comes that sublime bathroom with vaulted glass ceiling and brass tub - we can't think of a more lovely spot for a soak.

Location? In addition to the amenities on your doorstep you'll find a few handy shops on Wood Vale, including 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 Watson's General Telegraph 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

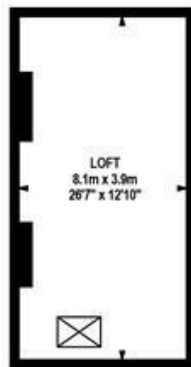
Council Tax Band: G

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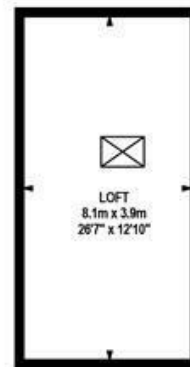
**GROUND FLOOR**

Approximate Internal Area :-  
59.46 sq m / 640 sq ft



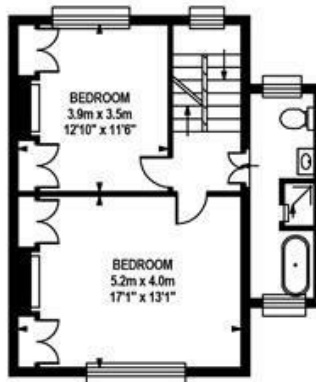
**LOFT**

Approximate Internal Area :-  
31.21 sq m / 336 sq ft



**LOFT**

Approximate Internal Area :-  
31.21 sq m / 336 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
49.80 sq m / 536 sq ft



**SECOND FLOOR**

Approximate Internal Area :-  
49.80 sq m / 536 sq ft

**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 221.48 sq m / 2384 sq ft  
(Excluding Summer House & Store)  
Summer House :- 10.40 sq m / 112 sq ft  
Store :- 6.50 sq m / 70 sq ft  
Measurements for guidance only / not to scale

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FREEHOLD

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            | <b>77</b> |
| (39-54) <b>E</b>                            | <b>50</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>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.

