

VICIS NOVA



Ravensbourne Road, SE6
£1,000,000





Where considered contemporary design and traditional period architecture collide. This fully extended, end-of-terrace four bedroom for sale on Ravensbourne Road is a masterclass on how to blend the old with the new. Nestled on a tranquil road within easy reach to great schooling options, transport links, open green spaces and amenities.

From the street, it's imperial red-brick frontage reads traditional Victorian. Behind it's charming façade, the home has been re-imagined from top to bottom, creating a truly unique contemporary living experience in SE6.

This home has everything you could want in a London family home. The loft conversion and wrap-around kitchen extensions have been carefully designed to maximise both the overall internal footprint of the home and storage spaces. Throughout, the finish is modern yet sympathetic to its period heritage. A spacious garden completes the home. Offered to the market with a complete onward chain.

Upon entering the home, to your left, you're greeted with a generous separate reception room. Two large windows allow natural light to fill the space. Complete with built-in storage and a neutral colour palette.

Moving further into the home, you reach the focal point, the spacious open-plan living, kitchen area with wet underfloor heating. This space is also bathed in natural light, helped by the three skylights and picture-frame doors to the rear. The dark cabinetry of the kitchen perfectly contrasts against the light countertops, light grey floor tiles and neutral paint work to create a striking, yet calming kitchen setting. Quietly tucked

behind the kitchen, you've got your utility room/ boot room and downstairs w/c - great for both storage and keeping any mess out of your living areas!

The Crittall french doors pull the garden into view, creating a picturesque setting from your kitchen. Outside, the garden is split between patio and a raised lawn with a spacious shed area to the rear. Hosting here feels effortless — open the french doors to let the outdoors in and enjoy your suntrap garden, perfect for al fresco dining or a laid-back BBQ on a summer day.

Heading upstairs, the first floor is home to three bedrooms and the family bathroom, which boasts electric underfloor heating. The principal bedroom has built-in wardrobes across the entirety of the right hand wall.

The three-piece bathroom on this floor has been smartly designed to maximise storage space. The top floor is home to your principal or guest suite. A spacious, light and airy bedroom with two roof-lights and window allowing for dual aspect. To the rear, a four-piece bathroom which once again uses contrast to create a eye-catching yet cosy setting. This en-suite bathroom also has electric underfloor heating. There is vast storage available in the eaves.

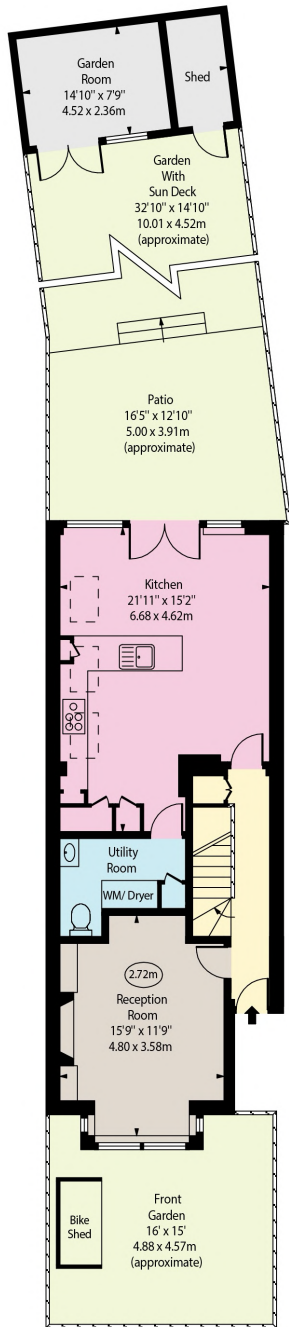




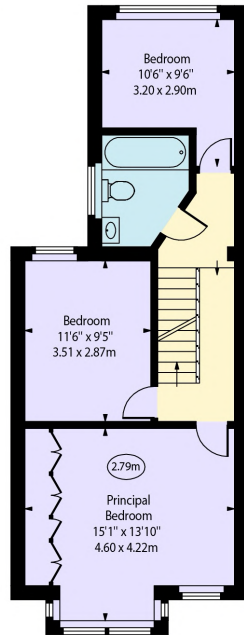
Ravensbourne Road,
Catford, SE6



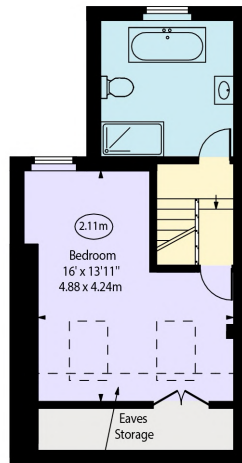
○ - Ceiling Height



Ground Floor



First Floor



Second Floor

Approx. Floor Area Including Restricted Heights 1525 Sq Ft - 141.67 Sq M
(Including Eaves Storage)
(Excluding Garden Room & Shed)

Garden Room & Shed Area 120 Sq Ft - 11.15 Sq M

Total Floor Area 1645 Sq Ft - 152.82 Sq M

For Illustration Purposes Only - Not To Scale

Property Details

- Victorian end-terrace
- Open-plan kitchen, dining, reception room
- Separate reception room
- Principal / Guest suite with en-suite bathroom
- Three bedrooms and family bathroom on the first floor
- Downstairs utility / boot room with w/c
- 49 foot rear garden with shed
- Fully extended
- Newly installed, double-glazed windows
- Considered, contemporary design
- Anchored Bike Storage to the front of the property
- Electric points to the front and rear
- Close to local amenities and transport links

Approx. 1,645 sqft / 152.8 sqm

EPC Rating:

Tenure: Freehold

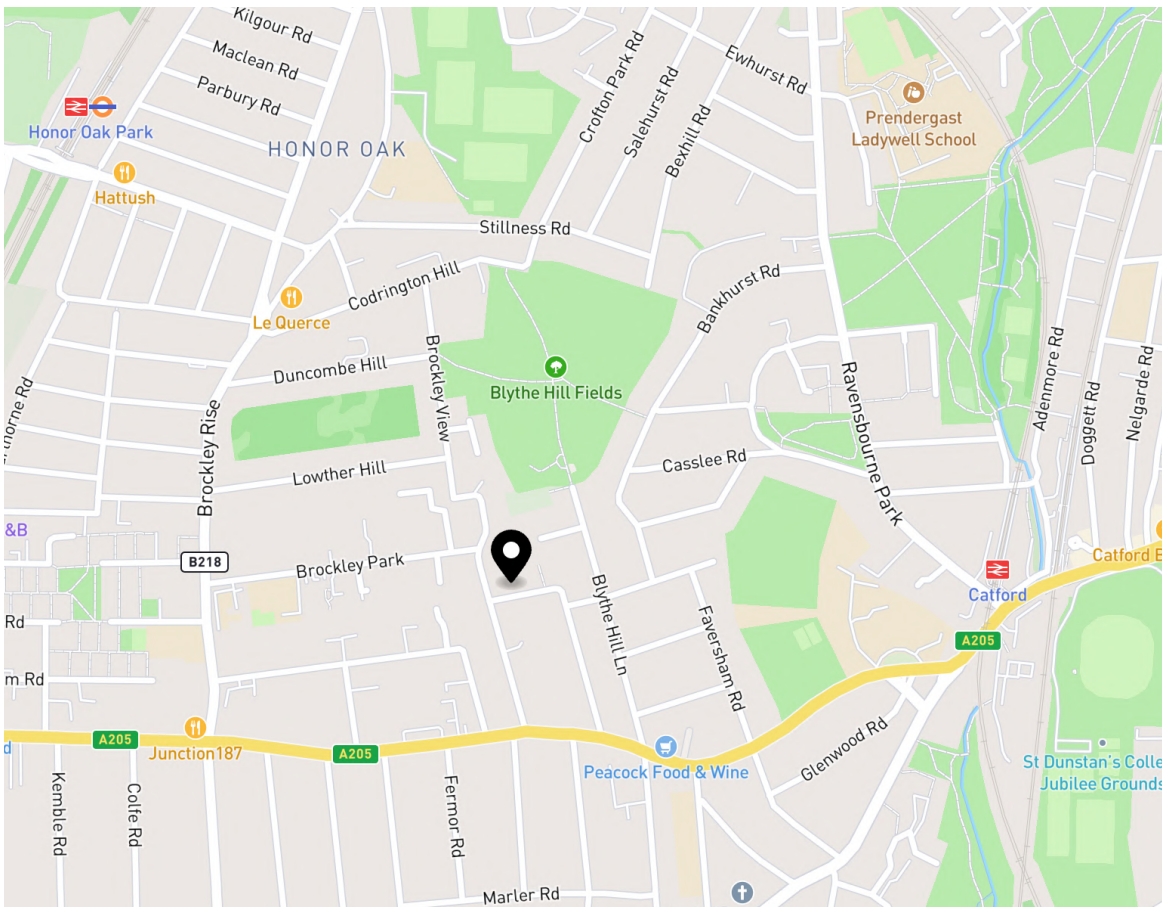
Council Tax Band: D

London Borough of Lewisham



LIFE ON RAVENSBOURNE ROAD

What's it like living in SE6?



Ravensbourne Road offers an ideal mix of both tranquility and convenience. With every amenity imaginable all within easy reach, including: Great private and state schooling options, two rail stations offering fast and frequent links into The City, open green spaces and a vibrant collection of amenities from superb eateries, trendy coffee shops all the way through to hospitals and shopping facilities.

Some notable mentions for outstanding state and private schools locally include: St Dunstan's College, Colfe's, Rathfern Primary School, Prendergast School, Sedgemoor Academy and Conisborough College.

With a sensational selection of pubs, cafes and restaurants you'll continue to keep coming back for more! For an authentic taste of Japanese cuisine with a welcoming atmosphere, head to Taro Japanese Restaurant. Riva Morde is a great option if you're after a hearty Italian meal. If a fusion of pub atmosphere with great food is more your thing, two must tries are the The Black Horse and Harrow & the Catford Bridge Tavern.

For those who enjoy open green spaces, both Blythe Hill Fields and Ladywell Fields are within walking distance. If you're into a more active lifestyle, you're spoilt for choice. Just up on Dartmouth Road you have Forest Hill Pools for swimming, there are exceptional golf courses locally: Sundridge Park Golf Club, Royal Blackheath Golf Club, Aquarius Golf Club to name a few. Alongside this, there are also numerous gyms throughout SE6 to help you keep fit.

Honor Oak Park Station – London Overground, National Rail (Southern)

Catford Station – Thameslink

Forest Hill Station – London Overground, National Rail (Southern)

Catford Bridge Station – South Eastern



Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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