



56 Court Road
London | SE9 5NP

 FINE & COUNTRY

Step inside

56 Court Road

An exceptional residence of rare distinction, Cathay House stands as a magnificent detached Victorian home, embodying both grandeur and timeless sophistication. Believed to have historic ties to the Cathay Pacific timber trade, this remarkable property has been meticulously preserved and comprehensively renovated, seamlessly marrying its rich heritage with refined contemporary living.

Occupying one of the most substantial and commanding plots on Court Road—arguably within all of Eltham—Cathay House presents an imposing and elegant façade, arranged over four impressive floors. Extending to approximately 9,588 sq ft (including the coach house), the scale of accommodation is truly extraordinary. The principal residence offers six beautifully proportioned double bedrooms, an array of reception spaces, and seven bathrooms, all thoughtfully arranged to celebrate both period character and modern comfort. The grand entrance hall is particularly striking, featuring original marble columns and intricate tiled flooring, immediately setting the tone for the elegance that unfolds throughout.

Complementing the main house, the detached coach house presents a wealth of possibilities. With sympathetic enhancement, it could provide an independent dwelling, ideally suited to multi-generational living, guest accommodation, or potential income. Alternatively, there may be scope for further development, subject to the necessary consents, reflecting precedents set within the surrounding area.

Designed with both family life and entertaining in mind, the home offers remarkable versatility. Spaces currently include a games room with an impressive Edwardian snooker table, a bespoke bar room ideal for hosting, and a former cinema room—each contributing to the property's unique lifestyle offering.





Seller Insight



56 Court Road has been our home since 2007. What first drew us in was the sheer scale and elegance of the house. At the time it was being used as a care home and needed a great deal of work, but we could immediately see its potential."

"Since moving in, we have lovingly restored and sympathetically modernised the entire house, taking it right back to bare brick and rebuilding it with great care. Our architect even managed to source the original plans from 1885, which allowed us to return the home, as close as possible to its original layout. It became a true labour of love. Features like the marble columns in the hallway were uncovered and restored as only one was visible when we first arrived."

"One of the standout spaces is the family room, with its unique curved bay window. Restoring the glass there was a real passion project, and it's now such a beautiful focal point. The original tiled hallway floor is another favourite space. Wherever something was missing, like skirting boards, we had them remade to match the originals. Fireplaces were sourced or replicated to bring charm back into each room. Even the stone steps from the basement tell a story. Worn over time, they're a lovely feature and a reminder of its history."

"My favourite room has to be what we call the piano room at the front of the house. The proportions and ceiling height are just wonderful, and the view from the window is so special. It's where I love to sit and read, but it's also where we come together on Christmas morning and for drinks with friends before a dinner party."

"The garden has been one of the greatest joys of living here. Backing onto Eltham Palace, we've been incredibly lucky to enjoy views across the palace grounds. With the security gates closing each evening, it offers a real sense of privacy and safety. I especially love the garden in spring and summer when everything is in bloom, but even in winter, when the trees are bare, the views are just as beautiful in a different way."

"This house has truly been made for hosting. The second kitchen in the basement has been invaluable for parties. Christmas here is magical - the high ceilings have allowed us to enjoy 12ft trees, and I love decorating each of the fireplaces, which makes the house feel incredibly special."

"We have lovely neighbours, and while the house feels private and secure, it never feels isolated. Everything you need is on your doorstep and there's a real sense of community, with neighbourhood groups for both social events and support."

"Having the golf club just across the road has been a huge part of our lives too. It's one of the oldest golf clubs in Britain and it's played a big role in our social life over the years."

"What I will miss most is, quite simply, everything. Despite often being just the two of us, it has never felt empty - it's a home that naturally brings people together. It has been the perfect place to raise our children, and now to welcome them back with their own families feels incredibly special, like coming full circle."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Step outside

56 Court Road

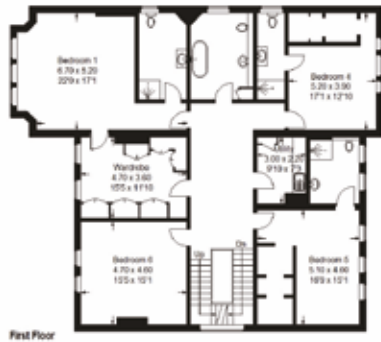
The grounds are nothing short of exceptional. A beautifully maintained garden of considerable scale extends to approximately 173 metres by 114 metres, gently leading towards the historic surroundings of Eltham Palace. The outlook is one of uninterrupted greenery, often accompanied by the sight of grazing horses, creating a setting reminiscent of the English countryside while remaining within convenient reach of central London.

Cathay House represents a truly rare opportunity to acquire a home of architectural significance, remarkable scale, and immense potential—an extraordinary family residence of enduring appeal.



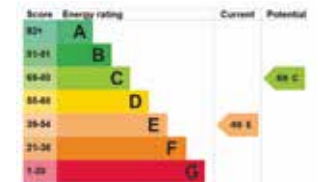
Court Road, SE9

Approximate Gross Internal Area
 787.2 sq m / 8578 sq ft
 Garage = 93.6 sq m / 1008 sq ft
 Total = 880.8 sq m / 9586 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (01252020)

Tenure: Freehold
 Council Tax Band: G



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