



MONTAGUE AVENUE
LONDON, SE4

GRANT J BATES
— PROPERTY —



A distinguished Victorian home overlooking the green expanse of Hilly Fields

GJB

Montague Avenue, London, SE4

Freehold

- Views Over Hilly Fields
- Victorian Home
- Beautiful Extended Kitchen
- South/West Facing Garden
- Five Generous Bedrooms
- Impressive Principal Suite
- Two Further Bathrooms
- Period Features Throughout
- Brockley Conservation Area
- Handy Basement

Description

Occupying an elevated position on Montague Avenue, directly opposite Hilly Fields, this magnificent five-bedroom late Victorian home combines exceptional period architecture with considered contemporary design across three impressive floors.

Set behind a deep front garden and traditional picket fence, the house offers generous proportions, abundant natural light and beautifully preserved period detail, with wonderful views across Hilly Fields.

The ground floor features two substantial reception rooms with high ceilings and original detailing. To the rear, a recently extended, light-filled kitchen provides the contemporary heart of the home, with clean architectural lines and generous bi-folding windows connecting seamlessly to the south-westerly garden.

Arranged across several tiers, the garden includes a decked dining area and secluded planting, enjoying afternoon and evening sun. A basement provides useful storage.

Upstairs, the impressive principal bedroom overlooks Hilly Fields and includes an en suite bathroom. Two further double bedrooms, a family bathroom, separate WC and shower room complete the first floor, while the second floor offers two additional double bedrooms, ideal for family, guests or home working.

Situated within the Brockley Conservation Area, the house is moments from independent cafés, restaurants, shops and well-regarded schools. Brockley station offers Overground and National Rail connections to London Bridge, Canada Water, Shoreditch and the City, with Crofton Park and Ladywell providing further options.

Elegant and exceptionally positioned, this is a family home where architecture, landscape and location combine beautifully.

Additional Information

Local Authority: Lewisham

Council Tax Band: F

EPC Rating: C

Joe Bickerton

Founding Broker

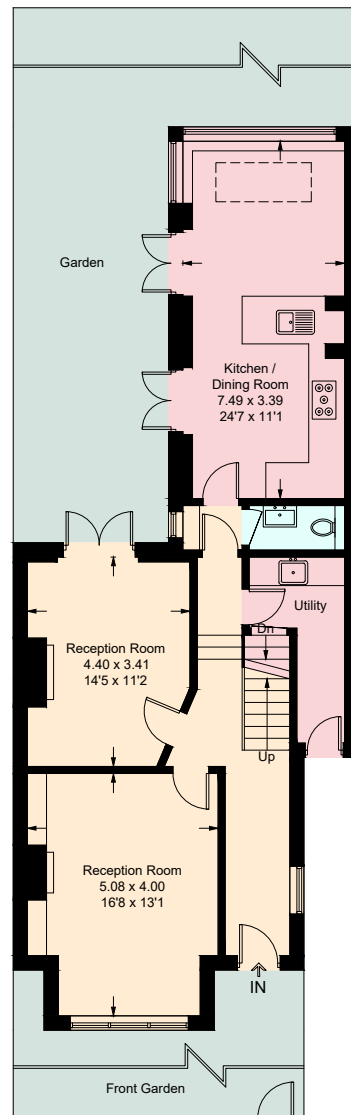
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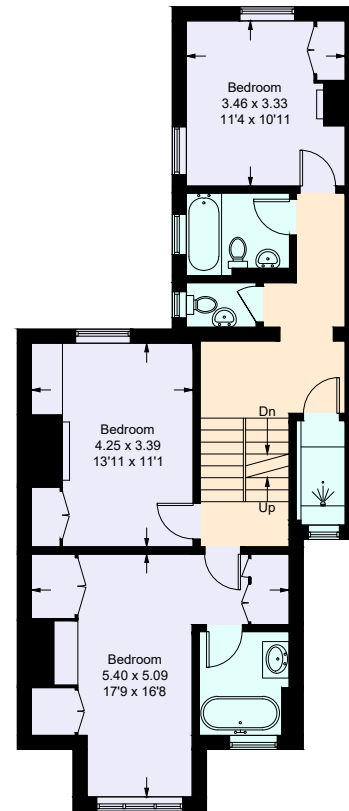




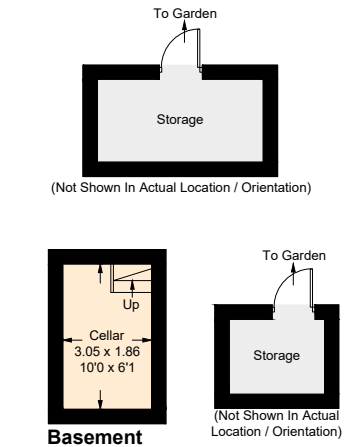




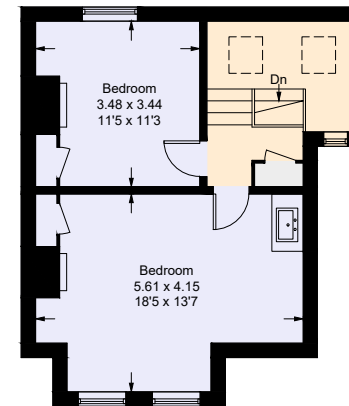
Ground Floor



First Floor



Second Floor



Montague Avenue

Approximate Gross Internal Area = 207.9 sq m / 2237.7 sq ft (Including Basement), Outbuildings = 9.5 sq m / 102.2 sq ft

Total = 217.4 sq m / 2339.9 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.