

VICIS NOVA | ESTATE AGENCY



London SE6 - £1,475,000





A Rare Legacy: Possibly the Last Detached Edwardian House in the Culverley Green Conservation Area – Coming to Market for the First Time in Over 50 Years

For the first time in over half a century, this detached Edwardian home spanning **3,611 sq.ft over three floors** is coming to market. This represents a landmark opportunity to purchase one of, if not the largest, non-extended Edwardian houses in the prestigious Culverley Green Conservation Area. As one of the very few remaining detached residences of this size, this cherished home is a masterclass in period grandeur, featuring original marble fireplaces, stained glass windows, and ornate cornicing, whilst meeting contemporary practical requirements, such as off-street parking for multiple vehicles.

Offered to the market **freehold and chain-free**, the property is a "blank canvas" for the discerning buyer. Entirely non-extended, it boasts exceptional development potential via the vast loft, a rear kitchen extension and the ability to convert the separate garage. The 100ft south-facing walled garden, complete with herbs, roses and mature fruit trees, provides a private sanctuary just **11 minutes to London Bridge**.



Key Characteristics of the home

Detached, Freehold Edwardian Property
Six bedrooms plus study / cot room
Separate formal reception room
Downstairs utility room with Bosch appliances
Sizeable Kitchen with Bosch appliances & Samsung Fridge/Freezer
Four-piece family bathroom with a sauna & one downstairs w/c
Large loft area, can be converted into additional living space
Timber-frame sash windows
Original period features: fireplaces, ceiling roses, cornicing, stained glass windows, woodwork & crystal door handles
Off-Street, forecourt parking for multiple vehicles
Separate garage and greenhouse to the rear with side access
100ft South-facing walled garden with roses, fruit trees & flower beds
CCTV coverage & Intruder Alarm System
Close proximity to all essential amenities: schools, hospitals, and easy commuting links by rail, bus, road and cycle links
Chain-free

Approx. 3,611 sqft / 335.5 sqm

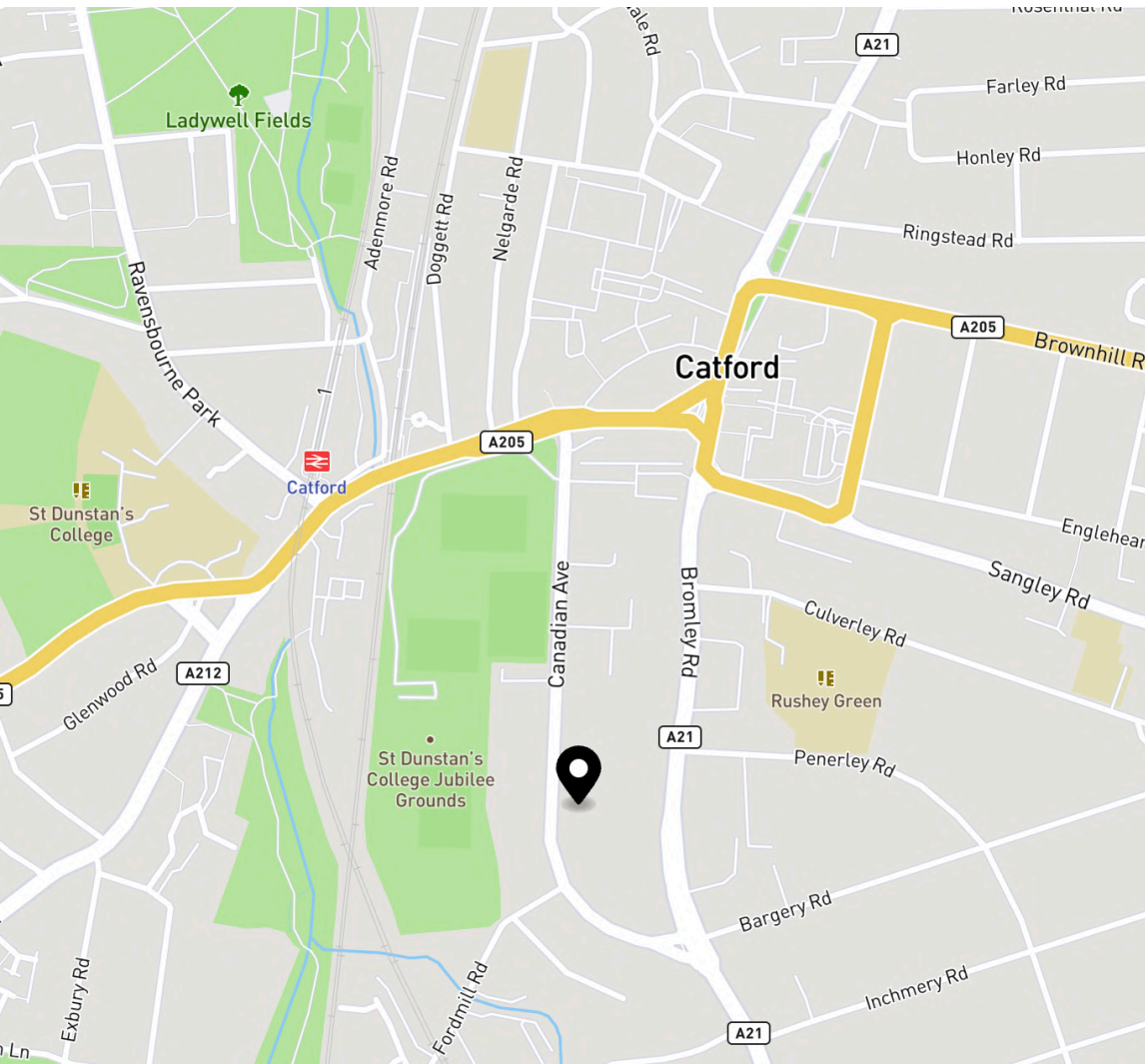
EPC Rating: E

Tenure: Freehold

Council Tax Band: G

London Borough of Lewisham





LONDON SE6

The Best of Culverley Green Conservation Area Living

AN UNRIVALED LOCATION

This home lies in the heart of the Culverley Green Conservation Area in London SE6, with every amenity imaginable within easy reach. Top educational establishments and universities, rail stations, bus and cycle routes, and a plethora of amenities from outstanding hospitals through to a wide choice of eateries and shopping facilities are all close by.

ELITE EDUCATION

London SE6 is positioned within easy access of a selection of superb schools. St Dunstan's College, Dulwich College and Blackheath High School are some of the best in class, while 99% of local state schools are officially rated as 'good or outstanding.'

WORLD-CLASS CONNECTIVITY

Commuting is easy from this property. It is within a short walking distance from Catford Bridge and Catford Station (Zone 3), providing fast trains to London Bridge in just 11 minutes, Waterloo in 22, and Charing Cross in 24. It is perfectly situated for minimal commuting to Whitehall, the City, and Canary Wharf, with connection to the Docklands Light Railway (DLR) taking only 5 minutes.



GLOBAL ACCESS

For the international traveller, the property offers exceptional access to major transport hubs. London City Airport is just 9 miles away, reachable in approximately 20 minutes for domestic and European business links. Gatwick and Heathrow are seamlessly accessible via rapid rail links and major road arteries, while private aviation is close by at Biggin Hill and the London Heliport.

EATING OUT AND SHOPPING

The area is noted for its numerous options for eating out, such as high street favourites like drive-in McDonald's, KFC and Nando's, as well as pizza restaurants and many international specialities such as Japanese, Thai, Indian, Italian, Turkish and Nigerian.

There is also easy access to almost every kind of shopping, including Waitrose, Sainsbury's and Tesco's, and many local international options. Fashion shopping is attractively well provided for in both The Glades in Bromley and the Lewisham Shopping Centre.

GREEN SPACE AND RECREATION

Numerous open green spaces are all nearby, including Hilly Fields, Ladywell Fields, Beckenham Place Park and Kelsey Park. These tranquil spaces offer an abundance of activities including coffee shops, play parks, picnic areas and lakes, making for a relaxing stroll or enjoyable afternoon out. For sports lovers, there are local gyms, Crystal Palace Football Club isn't far away and Kent Country Cricket is hosted in Beckenham. For golfers there are exceptional local courses including Sundridge Park and Royal Blackheath.



Internal features

Lounge

- Used as music room/Games room. Takes full size table tennis table
- Original marble fireplace

Garden Lounge Room

- Large double French doors to patio and garden
- Original period features: Stained glass windows, original wood fireplace, original ceiling and ceiling rose

Kitchen

- Large double windows with garden view
- Double oven, Induction Hob, Dish Washer (all Bosch appliances)
- Microwave oven (Panasonic Inverter)
- Fridge/Freezer (Samsung)

Bathroom

- Jacuzzi bath, walk-in Shower and Sauna
- Toilet and Bidet
- Wash basin cabinet
- Radiator and heater

Utility Room

- Wash basin
- Washing machine, Dryer, Boiler (all Bosch appliances)
- Suspended clothes horse

Second and Third Floors

- Six bedrooms and cot room
- Original fireplace and ceiling features

Loft

- Currently used for storage but living space/bathroom conversion potential



External features

Off-Street Parking

- Forecourt parking for three to four vehicles with Council installed dropped kerb

Telecommunications & Security

- BT landline
- BT/EE High Speed Broadband
- Hikvision/Ring dual CCTV coverage with ethernet and Wi-Fi connections
- Intruder alarm system
- Sky Satellite

South Facing Walled Garden, Greenhouse & Separate Garage

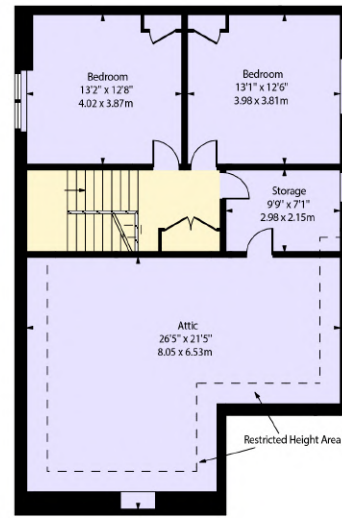
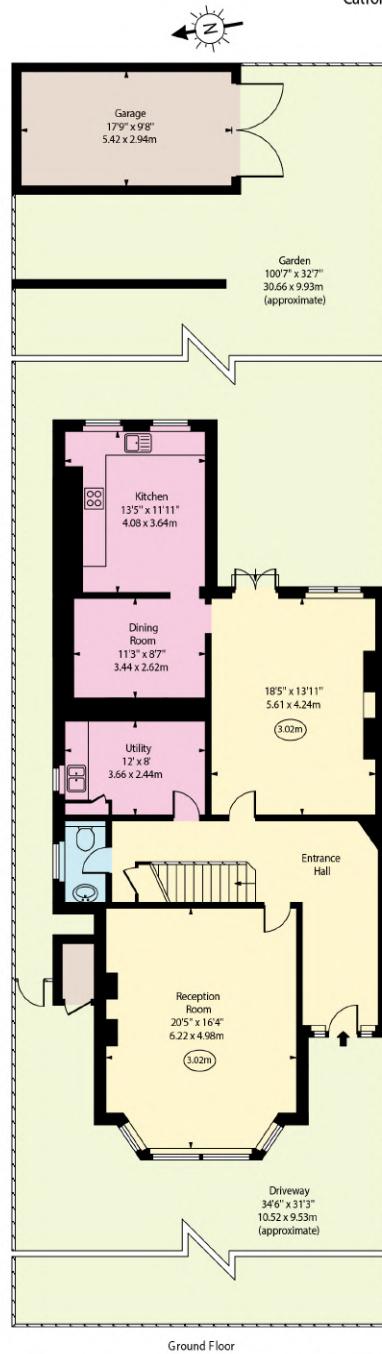
- Large garden mostly laid to lawn
- Walled on all sides
- More than a dozen English traditional rambling and climbing roses
- Cherry tree, Victoria plum, Nectarine, three early and late ripening apple trees
- Herb Border with Bay tree
- External power point
- Three taps for water and hose connection
- Flower bed and hanging basket watering system
- Tranquil, serene garden sheltered by neighbouring trees
- Garage is to the rear with side access
- Suitable for conversion as living space, office or gym
- Currently used as storage for garden furnishings, canopy, garden table, teak reclining chairs, lawn mowers, ladders etc.





Canadian Avenue,
Catford, SE6

○ - Ceiling Height



Approx. Floor Area Including Restricted Heights
(Including Attic)
(Excluding Garage)

3611 Sq Ft - 335.46 Sq M

For Illustration Purposes Only - Not To Scale

VICIS NOVA

For a **personal viewing**
and further information,
contact me directly
below.

James 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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