



Duncombe Hill, SE23 | £1,100,000

02087029444

foresthill@pedderproperty.com

pedder
We live local



In General

- Direct access to a private park/woodlands
- South-facing rear garden
- Four bedrooms
- Two bathrooms
- Ground floor WC
- Architecturally designed
- Planning permission granted for 15sqm garden room
- 34ft Reception room
- Master bedroom with en-suite
- Very high specification

In Detail

A wonderful, architecturally designed four-bedroom family home for sale, with direct private access to a four-and-a-half-acre residents-only park featuring tennis courts, woodlands, a fire pit and much more.

This exceptional home has been fully extended and renovated to an extremely high standard. Arranged over three floors, it comprises four bedrooms (the principal bedroom boasting an en-suite bathroom), an impressive 34ft open-plan kitchen/reception room, a contemporary family bathroom and a ground-floor WC. Further benefits include ample built-in storage, underfloor heating, exposed steel beams, aluminium doors and windows, a bespoke Wunsch kitchen together with a host of additional high-end features.

The property also enjoys a private, south-facing rear garden with planning permission granted for a 15 sqm garden room. The garden leads directly, via private gated access, to the four-and-a-half-acre Brockley Hill Park Estate ornamental gardens – a residents-only facility for properties on the adjacent roads, with no public access.

The house is located approximately 0.4 miles from Honor Oak Park station, which offers excellent Overground and rail connections to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and numerous other destinations across London. It is also ideally placed for a wide range of local amenities, including highly regarded schools, parks, restaurants, supermarkets, independent coffee shops, cafés and gastropubs.

Viewings are highly recommended and are strictly by appointment only. Please contact the Pedder Forest Hill office today to arrange a viewing.

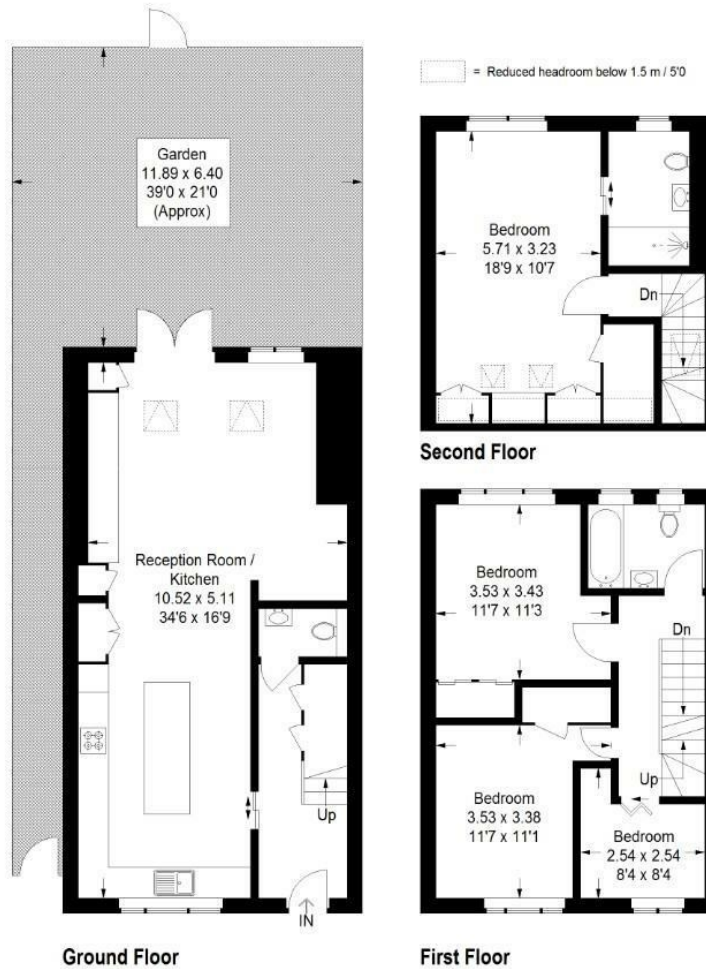
EPC: C | Council Tax Band: D | £140 per annum maintenance for the private gardens.



Floorplan

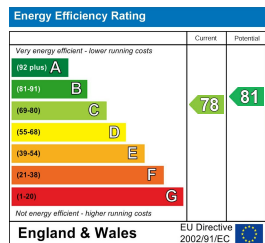
Duncombe Hill, SE23

Approximate Gross Internal Area
125.5 sq m / 1351 sq ft



Copyright www.pedderproperty.com © 2025

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.