

EWELME ROAD, FOREST HILL, SE23

FREEHOLD

£2,300,000

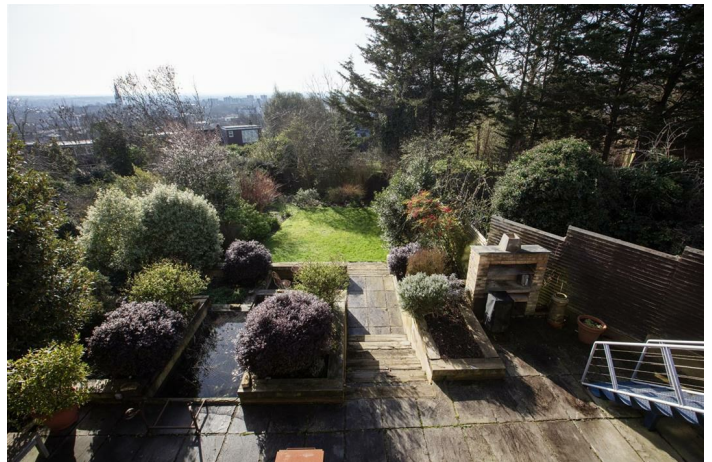


## SPEC

Bedrooms : 7  
Receptions : 3  
Bathrooms : 3

## FEATURES

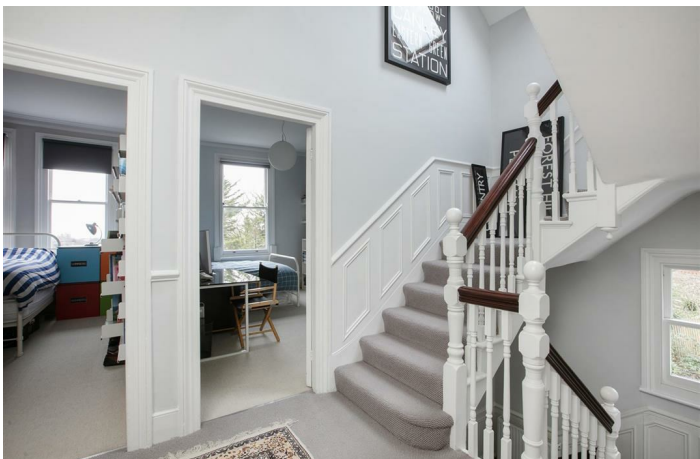
Four Wonderful Floors  
Amazing Southerly Views  
Beautiful Split-Level 80 ft Garden  
Off Street Parking  
Fantastic High Ceilings  
Freehold



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FREEHOLD



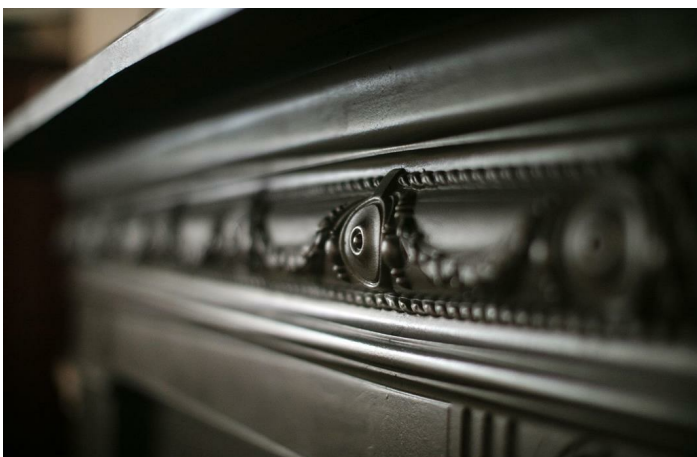
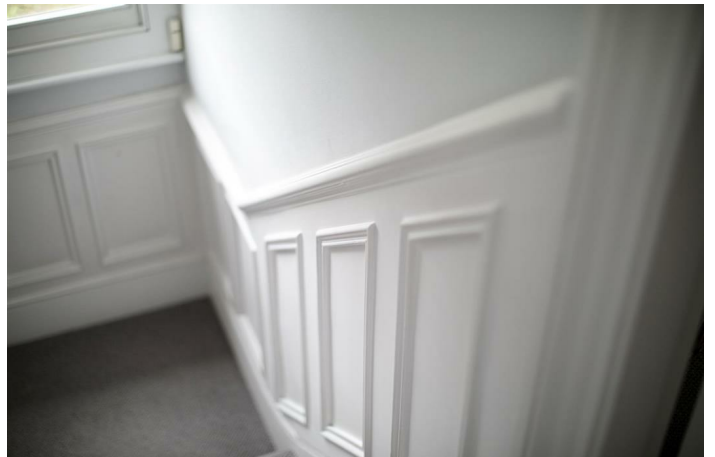
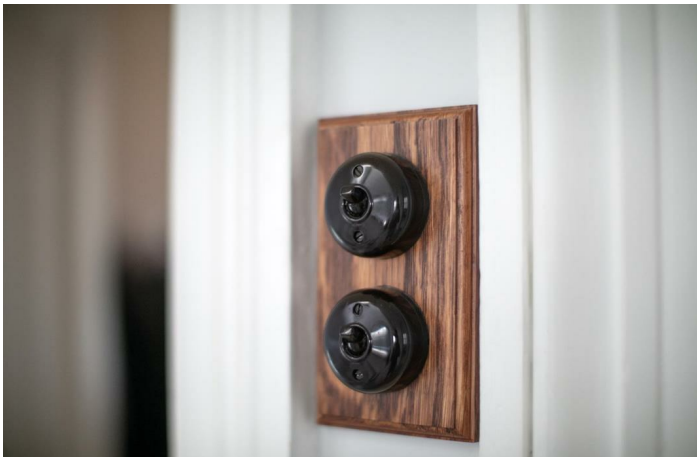
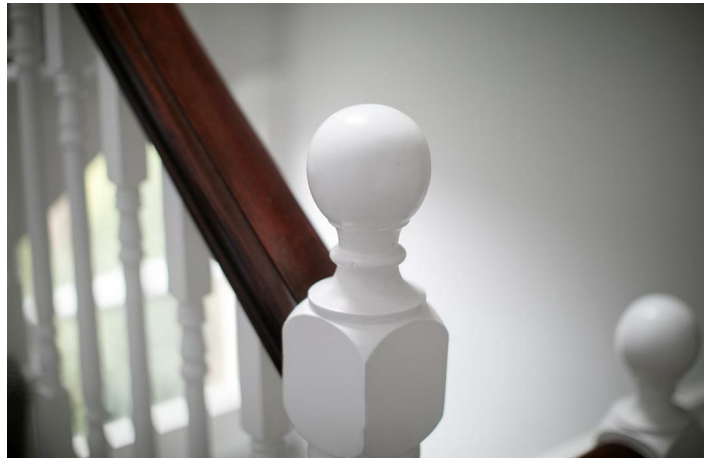
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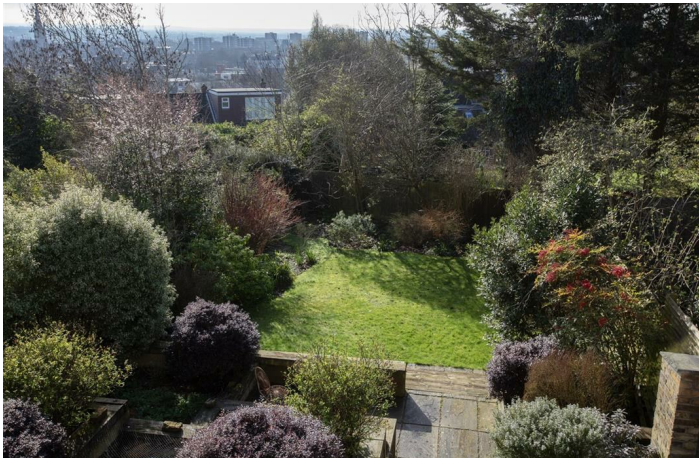
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Spectacular Detached Six/Seven Bedroom Victorian Home with Terrace, Views and 80ft Garden.

This jaw-dropping six/seven bedroom Victorian home spans four meticulously presented floors awash with original charm, sympathetic contemporary features and elegant styling. The living space is spread over the lower and upper ground floors to include a huge kitchen/diner, terrace, formal reception and a most impressive lower ground pool room with plush parquet flooring and bespoke record storage! The accommodation further comprises six amazing double bedrooms (master with dressing room/potential 7th bedroom), shower room, two bathrooms and a series of versatile storage rooms on the lower floor. There are a healthy amount of original feature fireplaces and some gorgeous cornicing too. A raised cast iron terrace commands a most-impressive appointment and presides over the 80ft rear garden. This is a home for entertaining! Your nearest station is Forest Hill for trains to London Bridge - a mere 8 minute walk. Honor Oak Station is around 12 minutes in the opposite direction. The Windrush Line supplies an impressive connectivity to the tube network and easy peasy access to Canada Water, Highbury & Islington and Dalston. You're also within easy reach of Gatwick airport and the south coast. Bus access to Brixton is simple and frequent.

A grand entrance hall boasts wonderfully high ceilings, ornate original cornicing and a beautiful door with arched opaque panes. This leads to an inner hall (with lovely engineered oak flooring) and onward to a front aspect reception. Here you'll enjoy a wide square bay, stove and mantel. A handy wc/utility room precedes your magnificent kitchen/diner which stretches seven metres wide. Two vast sash windows each offer tantalising views over your raised terrace and garden. The kitchen itself is contemporary and slick with granite counters, sleek cabinets and a Mercury five ring gas range. The Liebherr American style brushed chrome fridge/freezer fits snugly and the dishwasher is integrated. There's a smattering of original cornicing too.

From the inner hall you descend to the fantastic lower ground floor where a pool room treats you to an integrated bar, wood burning stove and some utterly glorious Parquet flooring. It's the perfect adult/teenage hideaway haven. There's also a tonne of built-in storage for records and a triptych of French doors each opening to the lower patio. Completing this floor is a shower room and generous storage area. The garden descends generously past the patio down sleeper-steps to a sizeable sloping lawn and further paved patio. Glancing back at the majestic rear elevation affords a most impressive vista. One can really appreciate the height, scope and appointment of this uniquely positioned property.

Back inside, head upward to the first floor to find a wide carpeted landing with recessed storage cupboard and more wonderfully high ceilings. The master bedroom fronts the street enjoying that sweeping streetscape. There's an imposing feature fireplace, simple coving and an adjoining dressing room/study which could make a further bedroom, should you wish. To the far side of the landing sits two equally sized bright double bedrooms each enjoying those commanding southerly views through large sash windows. There's a lovely family bathroom off the landing with roll-top bath, period suite, heated towel rail and underfloor heating.

The top floor enjoys abundant light shining over the upper landing. A wonderfully wide front aspect double sits to the left with four large casement windows framing a most-lovely leafy streetscape. Two further neat double bedrooms sits the far side of the landing, each with the loftiest of your southerly views. A bathroom sits in-between with Velux, funky 1960's wash hand basin, wood panelled bathroom and eaves storage.

Buses are a plenty on London Road and there are new eateries popping up every month! We love the much-celebrated Sylvan Post pub for a pint and some tasty nosh. The Signal (formerly The Hobb) is also moments away on this road too, ideal for Sunday lunch! For further eating and retail opportunities, fabulous East Dulwich (and well-loved Lordship Lane) is easily reached on foot, however in less than a minute's walk you are in central Forest Hill and all it has to offer. Green space? The Horniman Gardens is seriously close for a walk or a kick-about especially on a Saturday when there is a Farmer's Market. Sydenham Hill Wood, Crystal Palace and the fabulous Dulwich Park are all easily reached - all within a 10 minute drive. Peckham and Brixton are both nearby for a flood more social endeavours.

Tenure: Freehold

Council Tax Band: G

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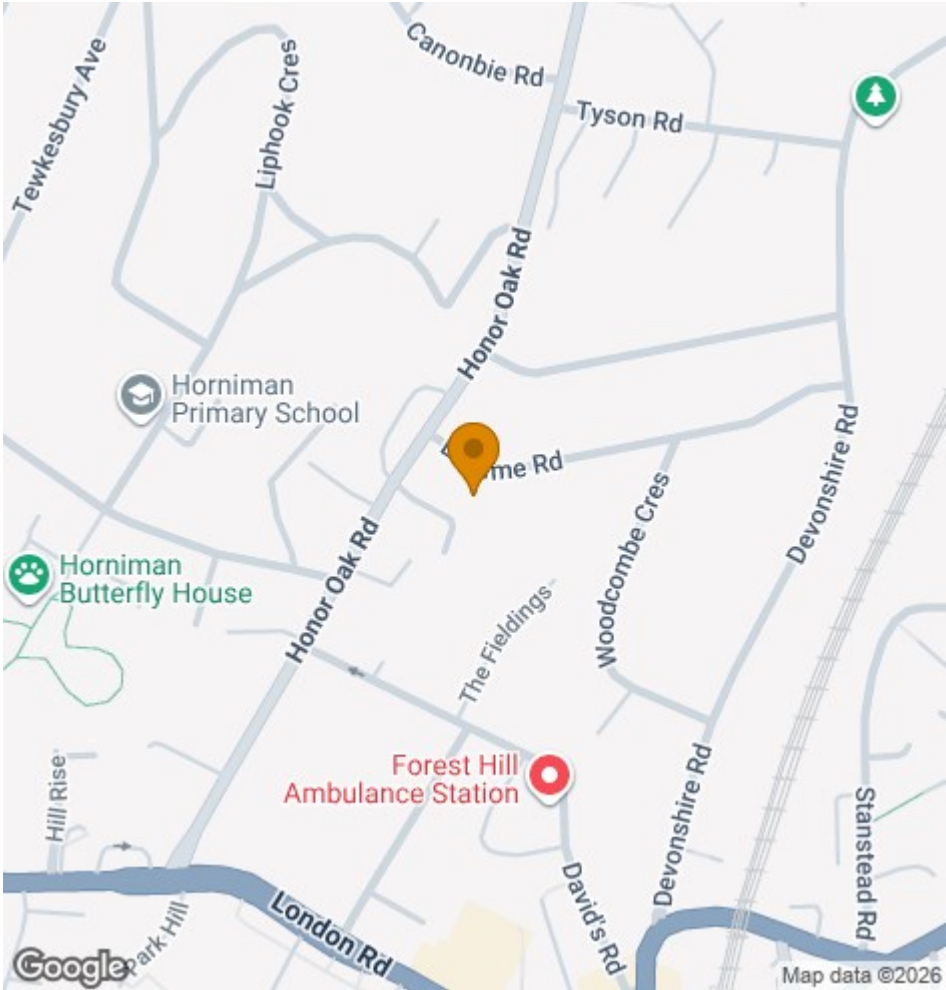
**TOTAL APPROX.FLOOR AREA**  
Approximate Internal Area :- 298.86 sq m / 3217 sq ft  
Measurements for guidance only / not to scale

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| Energy Efficiency Rating                    |                                                                                   |                                                                                                            |
|---------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                           | Potential                                                                                                  |
| Very energy efficient - lower running costs |                                                                                   |                                                                                                            |
| (92 plus) A                                 |                                                                                   |                          |
| (81-91) B                                   |                                                                                   |                                                                                                            |
| (69-80) C                                   |                                                                                   |                                                                                                            |
| (55-68) D                                   |  |                                                                                                            |
| (39-54) E                                   |                                                                                   |                                                                                                            |
| (21-38) F                                   |                                                                                   |                                                                                                            |
| (1-20) G                                    |                                                                                   |                                                                                                            |
| Not energy efficient - higher running costs |                                                                                   |                                                                                                            |
| England & Wales                             |                                                                                   | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                             |
|-----------------------------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                             |
| (92 plus) A                                                     |         |                                                                                                             |
| (81-91) B                                                       |         |                                                                                                             |
| (69-80) C                                                       |         |                                                                                                             |
| (55-68) D                                                       |         |                                                                                                             |
| (39-54) E                                                       |         |                                                                                                             |
| (21-38) F                                                       |         |                                                                                                             |
| (1-20) G                                                        |         |                                                                                                             |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                             |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster  
&Stock

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