



Sail House
30 Ringmore Rise | London | SE23 3DE

SAIL HOUSE



STEP INSIDE

Occupying an elevated position on one of Forest Hill's most desirable residential roads, The Sail House is an extraordinary architect-designed residence that has become something of a local landmark. Combining striking contemporary architecture with exceptional sustainability credentials and spectacular panoramic views across the London skyline, this is a home that offers a lifestyle every bit as impressive as its design. Extending to almost 3,000 sq ft and arranged over three beautifully conceived levels, the property delivers a rare blend of architectural flair, practical family living and remarkable versatility.

From the moment of arrival, the home's distinctive appearance sets it apart. Constructed using timber, steel, concrete and extensive glazing, the design has been carefully considered to maximise natural light while framing the breathtaking outlook across the capital. The property's signature sail structures not only create a dramatic visual statement but also provide intelligent solar shading, complementing the home's environmentally conscious design. Triple-glazed windows, solar-assisted hot water systems and underfloor heating throughout further reinforce its commitment to energy-efficient living.

The principal living space is nothing short of spectacular. A magnificent double-height reception room forms the heart of the home, where floor-to-ceiling glazing creates a dramatic backdrop of ever-changing city views stretching across London's skyline. Flooded with natural light throughout the day, this remarkable space offers an atmosphere that is both grand and inviting. A full-width balcony extends seamlessly from the reception room, creating the perfect setting for entertaining, al fresco dining or simply enjoying the stunning sunsets for which this elevated west-facing position is renowned.

The contemporary kitchen has been thoughtfully designed to combine functionality with style, featuring sleek cabinetry, quality work surfaces and integrated appliances. Large glazed openings connect the space to the balcony beyond, allowing indoor and outdoor living to merge effortlessly while ensuring the spectacular views remain a constant feature of everyday life.

The accommodation has been carefully arranged to provide flexibility for modern family living. The principal suite occupies the upper floor, creating a luxurious private retreat complete with bespoke storage, an elegant en-suite bathroom and a unique mezzanine study overlooking the dramatic reception room below. For those working from home, this elevated workspace offers one of the most inspiring office environments imaginable, with uninterrupted views stretching across the capital.

The lower level provides further versatile accommodation, including additional bedrooms, bathroom facilities, utility rooms and flexible studio space, perfectly suited for guests, older children, multi-generational living, creative pursuits or home working. The adaptability of the layout ensures the property can evolve alongside the changing needs of its owners.

























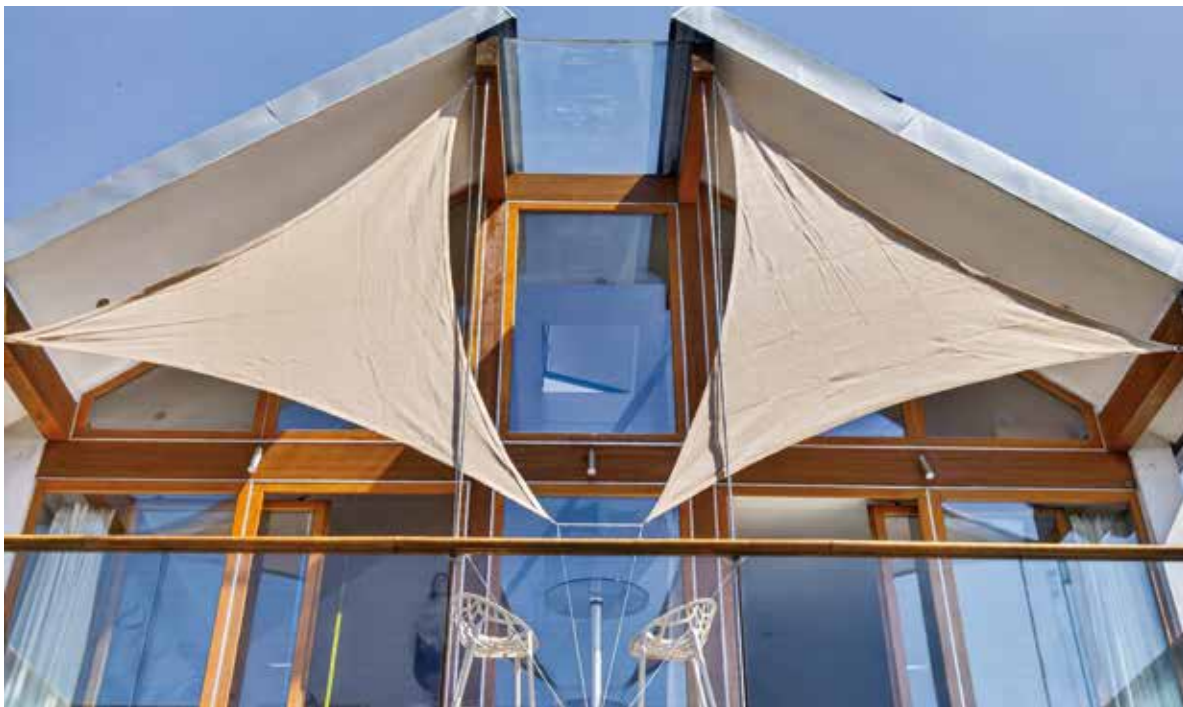
Outside, the west-facing rear garden provides a private and tranquil setting from which to enjoy the spectacular outlook. The changing colours of the evening sky provide a daily spectacle, while the elevated position ensures a remarkable sense of openness and privacy rarely found within London. Off-street parking and a garage complete the practical aspects of this highly individual home.

Ringmore Rise is widely regarded as one of Forest Hill's most sought-after residential addresses. Quiet and leafy, yet exceptionally convenient, the location offers the perfect balance between urban connectivity and green open space. The beautiful grounds of Horniman Gardens and Horniman Museum and Gardens are moments away, providing acres of landscaped gardens, family attractions and some of South London's finest viewpoints.

Excellent transport links are available from Forest Hill Station and Honor Oak Park Station, offering regular services to London Bridge, Canary Wharf, the City and the wider London Overground network. The area is particularly popular with families due to its strong sense of community, independent cafés and restaurants, and a selection of highly regarded schools.

The Sail House represents a genuinely rare opportunity to acquire one of South East London's most distinctive contemporary homes—a property that successfully combines landmark architecture, environmental efficiency and some of the finest panoramic views available anywhere in the capital. Whether as a statement family residence or a home for those who appreciate exceptional design, it offers a truly unique living experience in one of London's most vibrant and sought-after neighbourhoods.











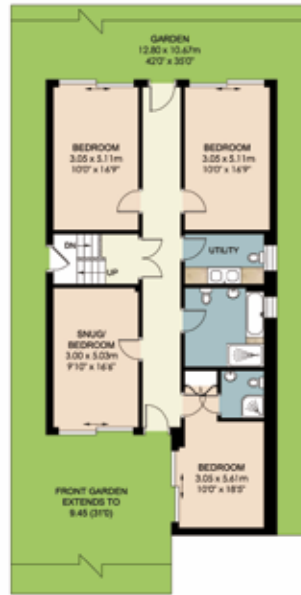
Registered in England and Wales. Company Reg. No. 10617941 Gareth James Ltd.
Trading As: Fine & Country South East London. Registered Address: 1 & 2 Studley Court Mews, Studley Court, Guildford Road, Chobham GU24 8EB.
copyright © 2026 Fine & Country Ltd.

RINGMORE RISE, LONDON SE23 3DE

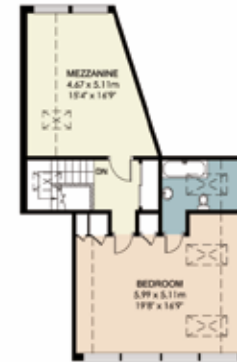
--- RESTRICTED HEAD HEIGHT



BELOW GROUND



GROUND FLOOR

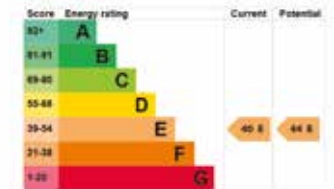


FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA: (INCLUDING GARAGE/WORKSHOP)
 2932 sq ft, 272m²
 (EXCLUDING GARAGE/WORKSHOP)
 2764 sq ft, 257m²
 TOTAL AREA: 2932 sq ft, 272m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Council Tax Band: F
 Tenure: Freehold





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country South East London
47b Great Guildford Street, London Bridge, London, SE1 0ES
+44(0) 20 7635 2063 | southeastlondon@fineandcountry.com

