



## 159 HONOR OAK ROAD LONDON, SE23 3RN

**£1,200,000**  
FREEHOLD

Situated on the popular Honor Oak Road, this substantial and beautifully reimagined family home offers generous living accommodation across three floors, complemented by a stunning south-east facing landscaped sunken garden and off-street parking to the front. Extending to approximately 1,463 sq ft, the property effortlessly combines practical family living with striking architect-designed interiors, inspired by 1950s Los Angeles modernism.

Thoughtfully curated throughout, the home showcases hand-selected brick detailing flowing seamlessly from the exterior into the internal spaces, alongside specially treated timber cladding and an abundance of carefully preserved original features, creating a unique and highly individual home within one of London's most sought-after residential settings.

**DouglasPryce**

## Honor Oak Road, SE23 3RN

Approx Gross Internal Area = 132.9 sq m / 1431 sq ft  
Restricted head height / Eaves Storage = 3 sq m / 32 sq ft  
Total = 135.9 sq m / 1463 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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                                   | 65                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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