

EWELME ROAD, FOREST HILL, SE23

FREEHOLD

£1,400,000

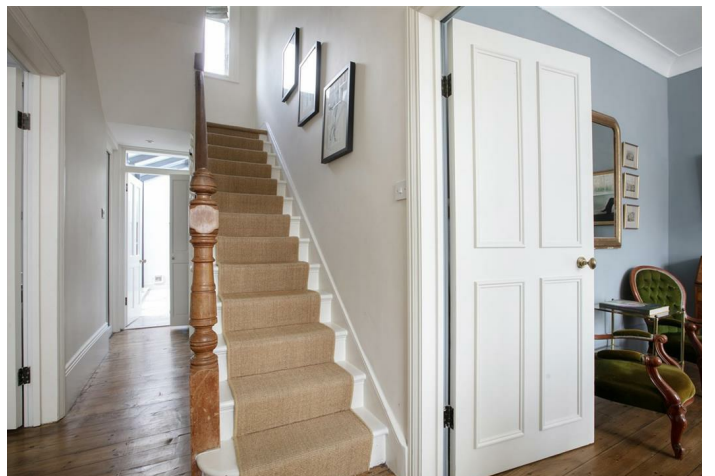


## SPEC

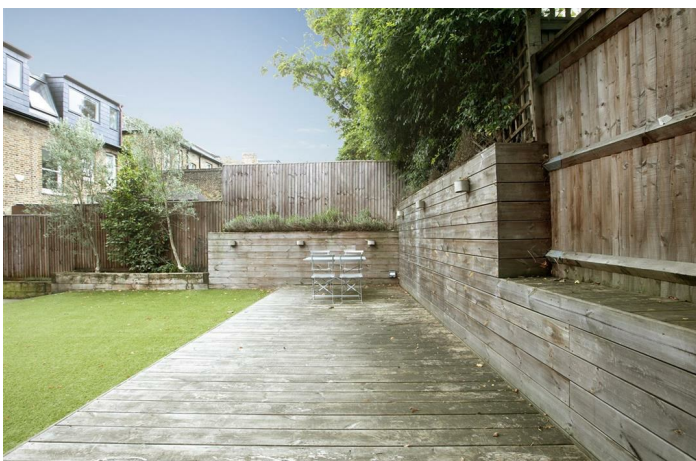
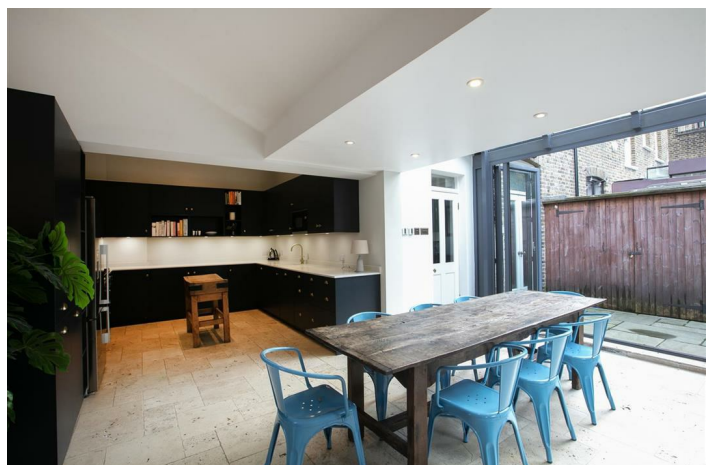
Bedrooms : 5  
Receptions : 3  
Bathrooms : 3

## FEATURES

Double Fronted  
Wonderful Loft and Kitchen Extensions  
Side Access Point  
Period Features  
Freehold



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FREEHOLD



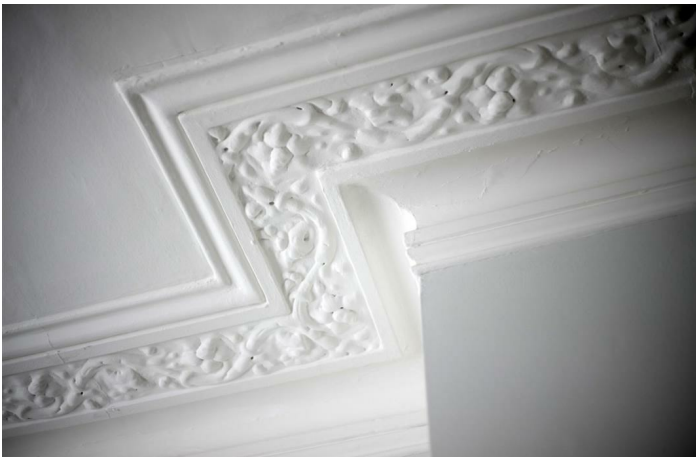
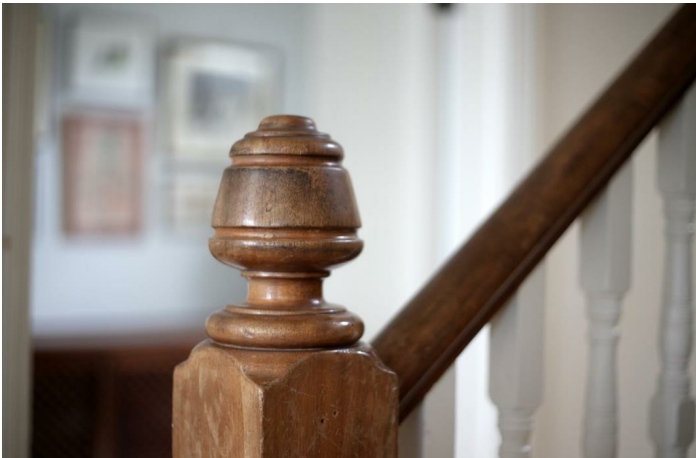
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Double-Fronted Five Bedroom Victorian Home Over Three Lovely Floors - CHAIN FREE.

This fantastic five bedder is spread generously over three substantial floors to incorporate unbeatable living, entertaining and slumber space. The double-fronted layout ensures a substantial and symmetrical layout throughout. The property has been deftly augmented to include a fantastic kitchen extension with vaulted glass ceiling and a most impressive loft conversion with sweeping rooftop views. The accommodation comprises two wonderful reception rooms, L-shaped kitchen/diner with additional lounging space, five fab bedrooms (two en suite), bathroom and wc. The rear garden is a delightful spot in which to unwind and offers a side access point. Your nearest station is Forest Hill for trains to London Bridge - a mere 8 minute walk. Honour Oak Station is around 12 minutes in the opposite direction. The London Overground line supplies an impressive connectivity to the tube network and easy peasy access to Canada Water, Highbury & Islington and Dalston.

The exterior stands tall and proud inviting off the street up steps. There's plenty of space out front for shrubs and plants. A beautiful period door opens to the spacious entrance hall with majestic high ceilings and fab original timber floors. The first reception sits to your right with an original feature fireplace and a wide bay window with plantation shutters. An even more impressive reception stretches to double length on the far side of the hall. The space enjoys a wood burning stove, marble mantel, original ornate tiling and a lovely set of French doors to the rear.

There's a handy wc slotted niftily under the stairs in the hall. This precedes your magnificent L-shaped kitchen/diner which has a vaulted ceiling of glass over the generous dining space. This sits by tri-fold doors that open full-width to the side patio. The rear garden stretches more than the width of the house to supply a raised astro-turf bed and wide decked patio. Direct access is also offered to the right side of the building. Back inside you find a sumptuous modern kitchen running generously on three sides. Yummy midnight blue cabinets, marble counters, five ring gas range and integrated dishwasher. Tonnes of storage.

Heading up the original staircase (with painted treads and risers, Sisal runner and chunky Newel post), you reach a lovely L-shaped landing. Bedroom one, a mammoth double, fronts the street into the bay and has floor to ceiling bespoke storage either side of the chimney. Bedroom two, another handsome front-facing double steals the left bay and enjoys an adjoining en suite shower room. Bedroom three faces rear with pretty garden views, as does bedroom which is currently arranged as a study. This neighbours a pretty family bathroom with plantation shutters and fresh white suite and tiling. Bedroom five will knock your socks off! Spanning the entire loft conversion, the dual aspect space centres on four huge Velux windows that offers those fab views. There's a lofty Juliette balcony facing to the rear and an adjoining en suite with bath and shower.

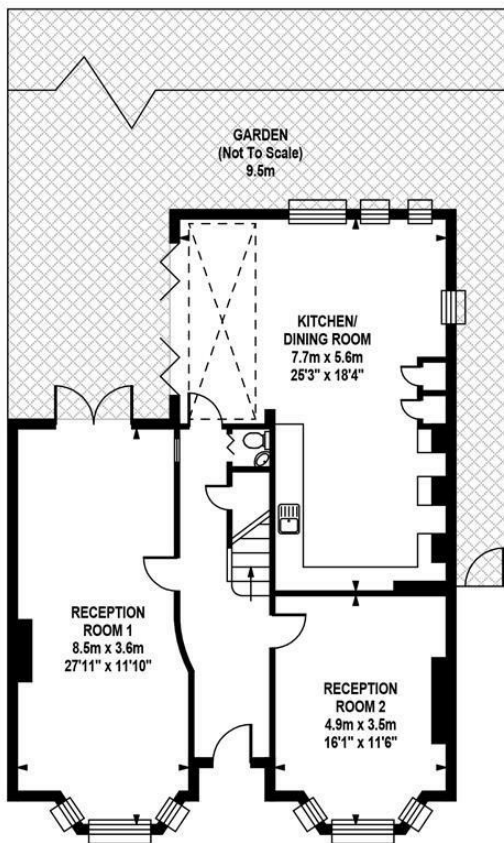
Buses are a plenty on London Road and there are new eateries popping up every month! The Signal (formerly The Hobb) is moments away on this road too, ideal for Sunday lunch! For further eating and retail opportunities, fabulous East Dulwich (and well-loved Lordship Lane) is easily reached on foot, however 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, Mayow Park, Crystal Palace and the fabulous Dulwich Park are all easily reached - all within a 10 minute drive.

Certificate of structural adequacy issued for previous vegetative movement. Japanese knotweed found in August 2018. Dig and Dump solution complete with 10 year warranty in place. Insurance backed guarantee (IBG) also in place.

Please contact us for more information.

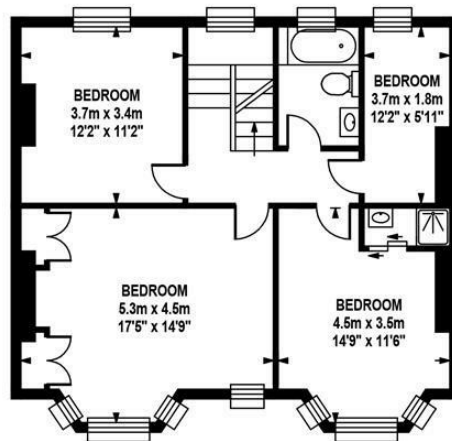
Tenure: Freehold

Council Tax Band: F



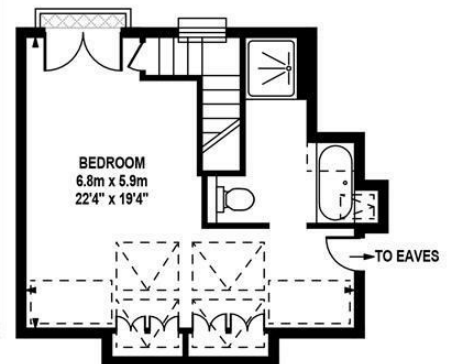
**GROUND FLOOR**

Approximate Internal Area :-  
94.63 sq m / 1019 sq ft



**FIRST FLOOR**

Approximate Internal Area :-  
71.25 sq m / 767 sq ft



**SECOND FLOOR**


Approximate Internal Area :-  
41.96 sq m / 452 sq ft


**TOTAL APPROX.FLOOR AREA**

Approximate Internal Area :- 207.84 sq m / 2238 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
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

