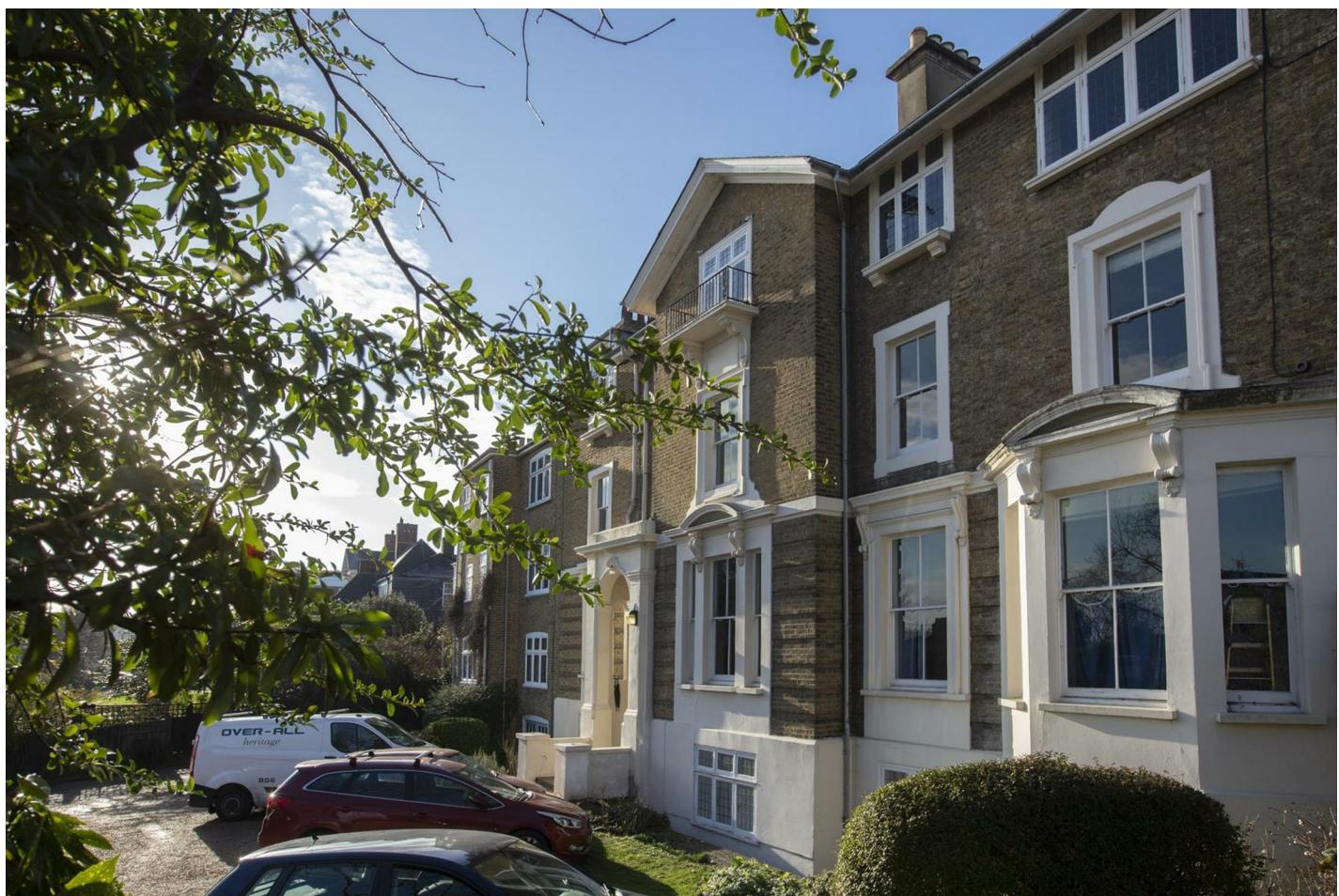


DARTMOUTH ROAD, SYDENHAM, SE26

LEASEHOLD - SHARE OF FREEHOLD

£535,000



SPEC

Bedrooms : 3

Receptions : 1

Bathrooms : 1

Lease Length :

Service Charge :

Ground Rent :

FEATURES

Stunning Period Building

Vast Shared Rear Garden

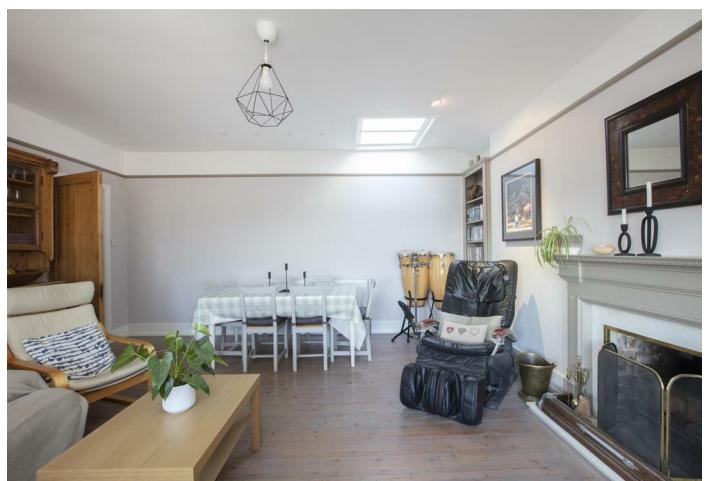
Sweeping Leafy Views

Tonnes of Bespoke Storage

Off-street Parking

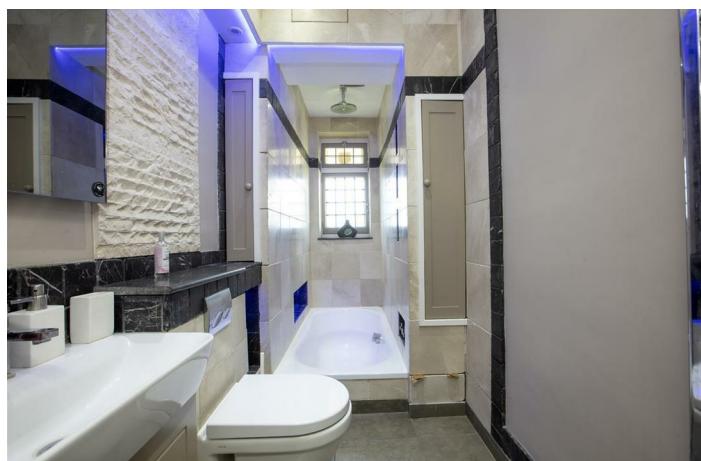
Share of Freehold

Virtual Tour Available



DARTMOUTH ROAD SE26

LEASEHOLD - SHARE OF FREEHOLD



Beautiful Three Bedroom Period Conversion With OSP and Huge Shared Garden - CHAIN FREE.

Originally two grand detached Victorian villas, Courtside was converted into flats and expanded in 1922 by Ted Christmas, a local master builder known for creating Arts and Crafts style homes in Forest Hill. Part of the exquisite original structure, this utterly splendid top floor, three bedroom property enjoys sweeping leafy views and impressive proportions throughout. The decor is tasteful and sympathetic and there's abundant bespoke storage too. Accommodation comprises a large reception, separate modern kitchen, two lovely double bedrooms, a large single bedroom/study and a contemporary bathroom with fancy sunken bath. Throw in off-street parking and a vast shared rear garden and you have a clear winner! An eight minute walk down this road brings you to Forest Hill Station from which a direct, above ground journey brings you to London Bridge in under 20 minutes. London Overground also serves your local station, which meets up with the Jubilee Line at Canada Water.

A long leafy drive leads up to the building which enjoys some gorgeous period and 1920's detail. A grand set of steps lead up to your communal entrance where the hallway invites you upward to the second floor. An original door leads inward to a long L-shaped hall with quality wooden flooring and perfectly chosen paint shades. Bedroom one sits to the right with hardwearing Seagrass flooring, recessed storage and a wonderful original triptych of wooden framed leaded casement windows, opening onto a wrought iron Juliette balcony. Sweeping views stretch towards the south downs. Bedroom two sits next with the same vista and those wonderful original leaded casement windows. Deep alcoves afford the perfect space for bespoke storage. It would make a fine office, single bedroom or guest storage.

The fabulously proportioned reception sits to the end of the hall with yet more fantastic views and original leaded windows. Bespoke bookshelves and a working fireplace grace the far wall and there's a vaulted skylight ensuring maximum airiness. Original wooden floors and original wooden door befit the styling. The master bedroom faces rear over the garden enjoying a sash window, more Seagrass flooring and a wall of elegant bespoke wardrobes. Ample pull-out shoe storage adds to the charm! Next to this you find the well stocked bathroom donning a contemporary suite, heated towel rail and an amazing sunken bath with drencher shower overhead. Tumbled marble wall tiles, blue limestone floor tiles and a matching basalt window sill and shelf make for a fancy finish. Built-in cupboards either side of the bath will host your lotions and potions. Last but not least comes a bright, modern galley kitchen with ample counter and cabinet space. Access is offered from here to the magnificent shared garden.

In addition to Forest Hill Station, there are several nearby bus routes including the 176 that runs 24 hours to Tottenham Court Road. The 197 on Dartmouth Road runs to Croydon and Peckham. The 122 will whisk you to Lewisham and Crystal Palace and the 185 runs to both Victoria and Lewisham. It's also possible to walk to Sydenham Hill station in around 20 minutes for fast, direct above ground trains to Victoria. Dartmouth Road is a short stroll from your front door and has recently benefited from streetscaping including pavement widening, new trees, furniture and bike racks. You're within a stroll of Forest Hill Library, Forest Hill Pools fitness centre and a number of fantastic eateries. Dartmouth Road will keep you busy all year round. We particularly love the Dartmouth Arms and Sylvan Post Pub which was converted from a 1960s post office. If you're feeling peckish, try the highly rated Sushi Garden, BoNA Sourdough Pizza or Aga's Little Deli. Grocery shopping is also a doddle thanks to newly opened zero-waste grocery shop Beetroot & Beans (run by Aga of aforementioned deli) as well as a large Sainsbury's and butcher a bit further down the road.

Saving the best for last, you will be spoilt for choice when it comes to access to nature. Baxter Field is just up the road and has recently been upgraded, with new benches and playground equipment. Albion Millennium Green, another very nearby green space, has a more secluded feel to it. There are always new footpaths to explore in Sydenham and Dulwich Woods, which are great for peaceful strolls among mature trees. Sydenham Wells Park, Mayow Park, Dulwich Park, Crystal Palace Park and the gardens of the Horniman Museum all provide further variety for picnicking, sports and jogging.

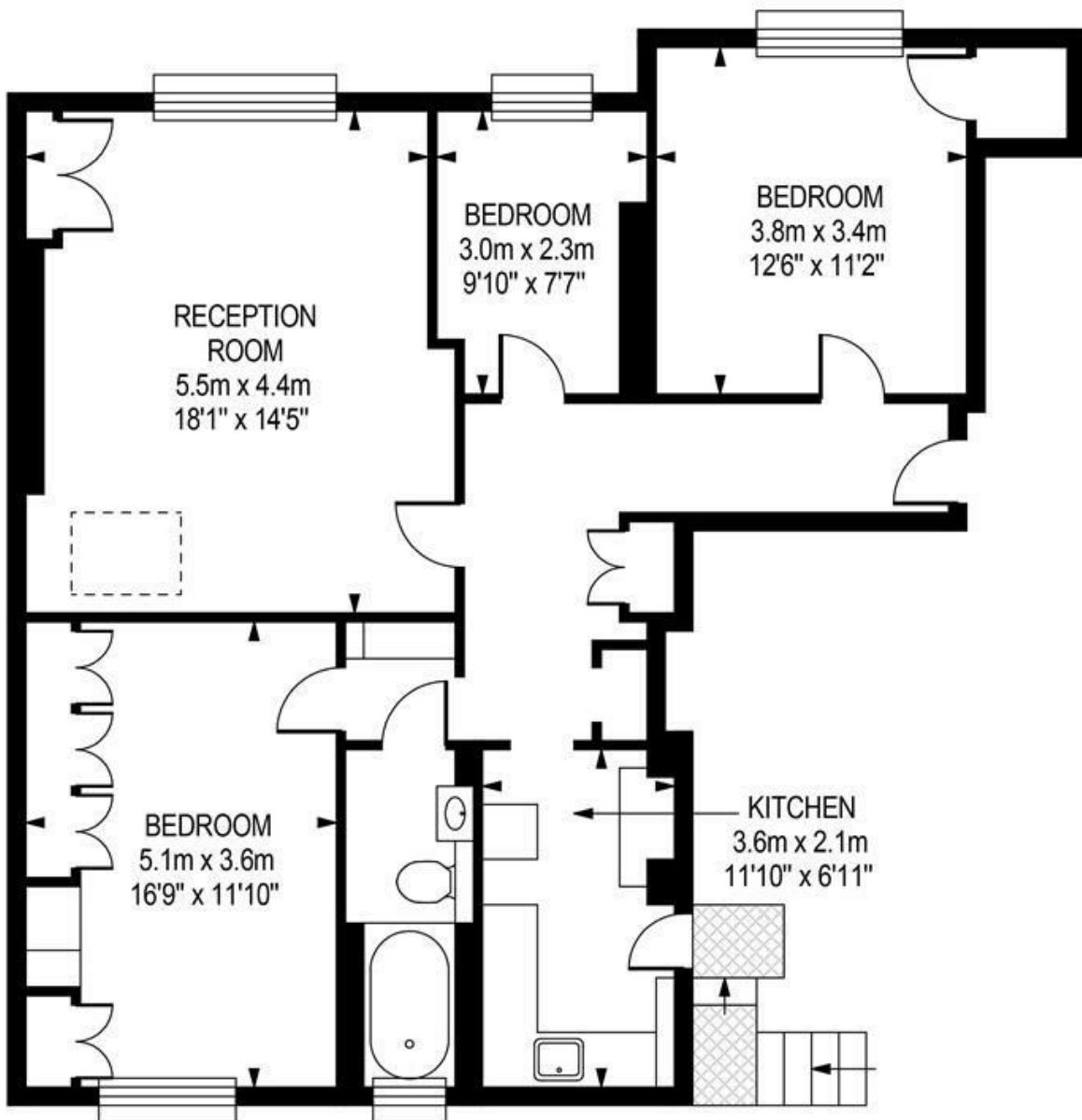
Tenure: Share of Freehold

Lease Length: 942 years

Council Tax Band: D

DARTMOUTH ROAD SE26

LEASEHOLD - SHARE OF FREEHOLD



SECOND FLOOR

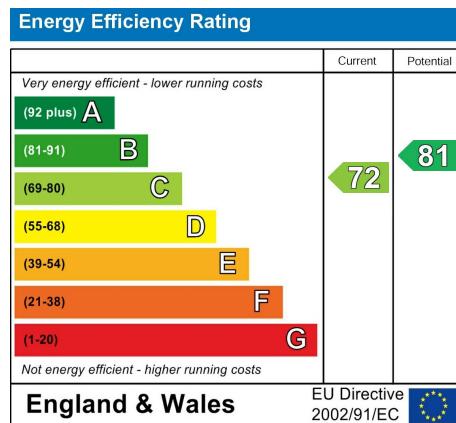
Approximate Internal Area :-
92.73 sq m / 998 sq ft

TOTAL APPROX.FLOOR AREA

Approximate Internal Area :- 92.73 sq m / 998 sq ft
Measurements for guidance only / not to scale

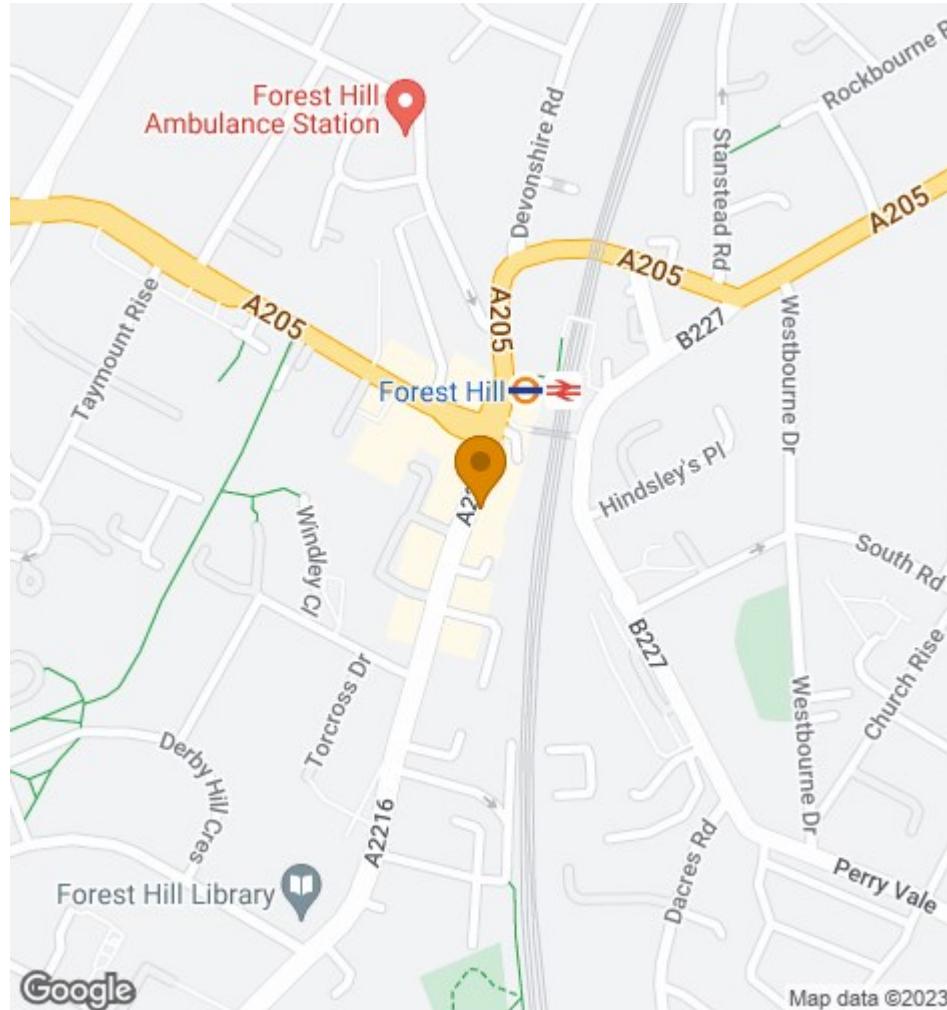
DARTMOUTH ROAD SE26

LEASEHOLD - SHARE OF FREEHOLD



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



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