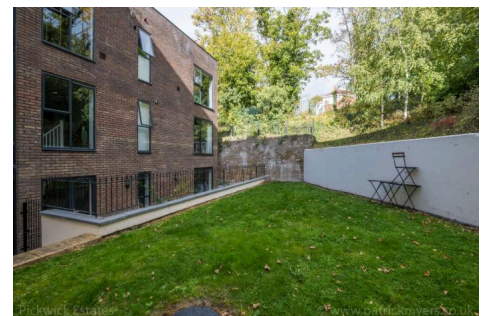


Flat B, 2 , Coach House, SE23 3QY · 3 bedroom Apartment

£1,900 pcm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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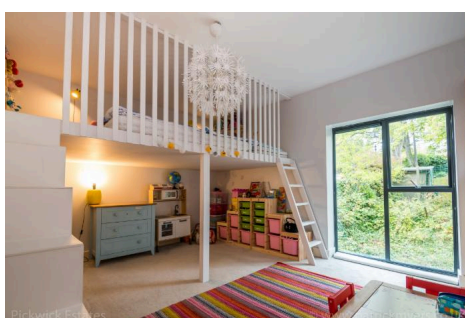
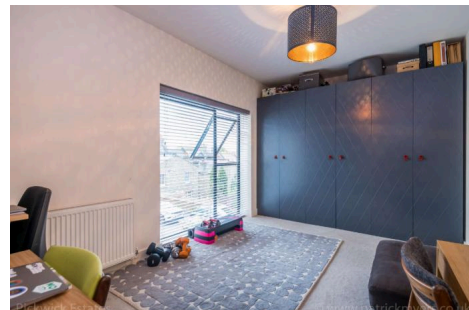
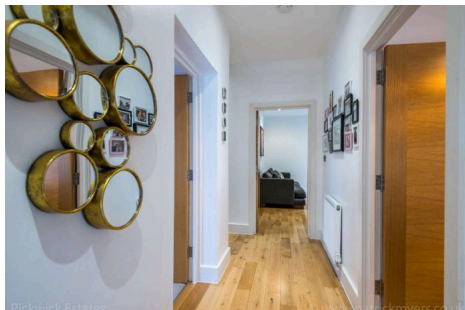
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Property description

Located on the first floor of this historical landmark property in Honor Oak Park is this superb 3 double bedroom, apartment, offered to the market in excellent condition with 921 sqft (85 sqm) of floor space! Highly acclaimed Cabrini House is a luxury gated development set on communal grounds with a private car park with allocated parking, only half a mile from Honor Oak Park station. Much of Cabrini House still exists with modern sections added to mimic the original building and create a contrast between old and new. The building is an impressive white stucco fronted building with double glazed sash windows and high ceilings which offer plenty of character and charm.

This lovely three-bedroom apartment is situated in the modern section at the rear of the development, benefitting from double-glazing and high ceilings throughout. The apartment is located on the second floor, making it light and very peaceful, as well as benefiting from lovely views overlooking the communal gardens from every room.

Entrance to the building is at the far end of the building from the gates on the ground floor, a secure entry phone system gives access to a well maintained communal hallway and staircase leading upstairs to the front door of this apartment. A large entrance hall provides access to all the rooms and has a large storage cupboard for coats, shoes and the like.

Upon entry there are two large double bedrooms on either side of the hallway, both are nicely decorated, come with carpeted flooring and have nice outlooks from large floor to ceiling windows. One bedroom has fitted wardrobes and the other has a



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raised mezzanine sleeping area making it a great kids bedroom. The main bedroom is at the far end of the hallway, stylishly decorated with carpeted floors and a large double glazed window.

The family bathroom is located in the middle of the apartment making it easily accessible from all rooms. The floors are tiled accompanied by a contemporary wash hand basin and toilet that sits under a large mirrored wall, there is also a bath with shower above with mosaic tiles on the walls and a heated towel rail.

The reception room is an impressive space with high ceilings, wooden floors, ceiling spotlights and two large windows that illuminate the room with natural light offering lovely views over the communal gardens below and the rest of development. The contemporary style kitchen is open planned to the reception room and is fitted in the corner of the room. The reception is so big that it easily accommodates the kitchen area and make this a great entertaining space for guests and family, the owners have a large dining table that sits nicely between the two spaces. There are plenty of white gloss wall and base mounted units with integrated appliances and a worktop housing the hob with oven below and extractor above. A sink sits nicely under a window that has a nice green outlook.

Cabrini House is a well-maintained development and external decorations have recently taken place improving the appearance of the building. The property is conveniently located for Honor Oak Park, only half a mile from the station which offers regular National Rail services to London Bridge (8 minutes) as well as Overground connections to Shoreditch and Highbury & Islington. The trendy high street at Honor Oak Park boasts a range of independent shops, cafes, bars, a deli and several highly recommended restaurants and pubs. A short walk in the other direction gives access to thriving Forest Hill, with its pubs, independent shops, restaurants and highly regarded gym and swimming pool. Nearby there is an abundance of green leafy open spaces which can be found at: One Tree Hill nature reserve, another local nature reserve on Devonshire Road, both offering locals and visitors some wild woodland space to explore; there are nearby playing fields with tennis courts and play park; Horniman Gardens with a lovely cafe and the Horniman Museum; Blythe Hill Fields and Brenchley Gardens all offering fantastic views of the London skyline as well the open green expanse of Peckham Rye is also not far away. There is also a very good selection of Outstanding and Good primary schools nearby including Fairlawn, Horniman, Cabrini, and independent through school, St Dunstan's College, is not far away.



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£1,900 pcm

Property features

- Second floor, 2 double bedroom flat
- Highly acclaimed luxury gated development
- Offering 921 sqft (85 sqm) of floor space
- Allocated private gated parking
- Access, use and views over communal gardens
- Large reception room with open planned kitchen
- Stylish family bathroom
- Nicely decorated with large floor to ceiling double glazed windows throughout
- Close to amenities and open green spaces such as Horniman gardens and Peckham Rye.
- Only half a mile to Honor Oak Park station (London Bridge and Overground connections)



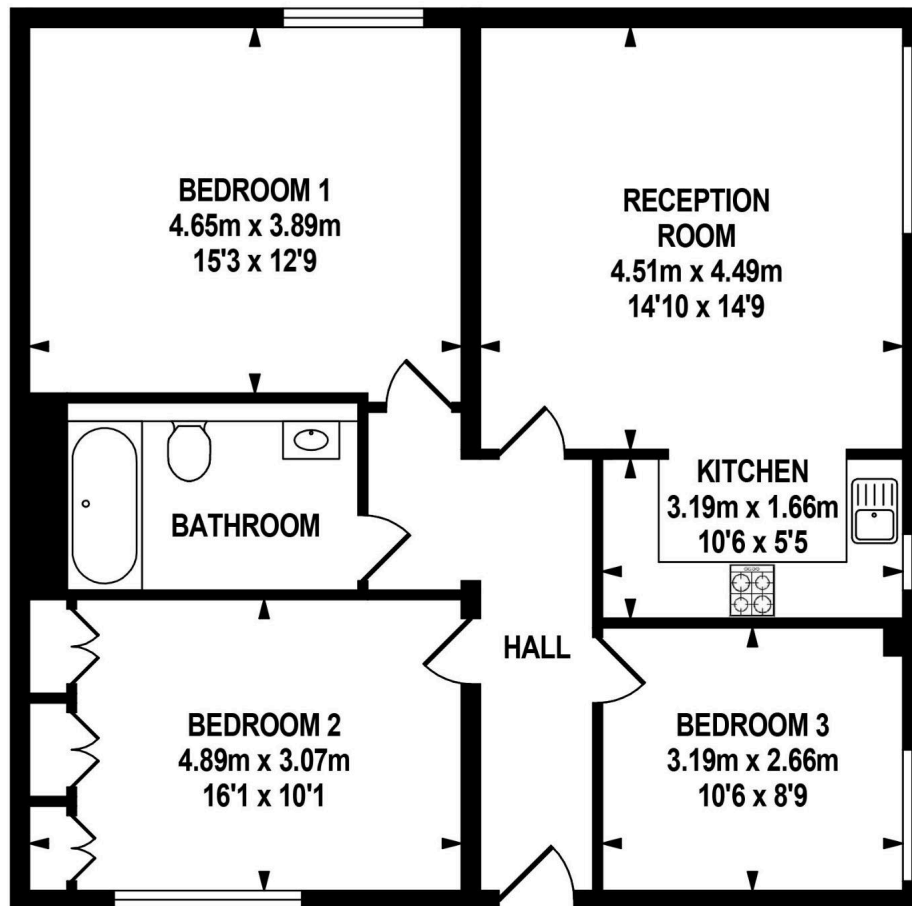
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SECOND FLOOR
APPROX. FLOOR
AREA 85.56 SQ.M.
(921 SQ.FT.)



pickwick estates

TOTAL APPROX.FLOOR AREA 85.56 SQ.M. (921 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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