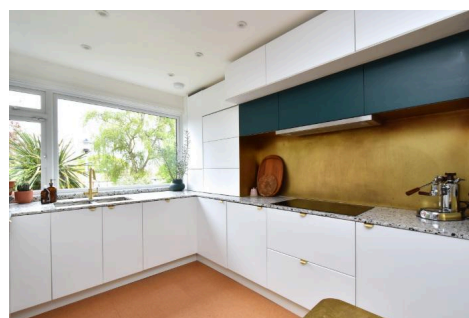
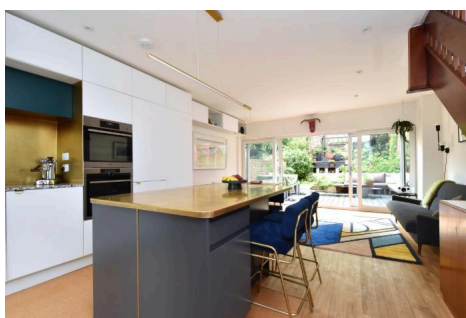


9, Grassmount , SE23 3UW · 3 bedroom House

£875,000



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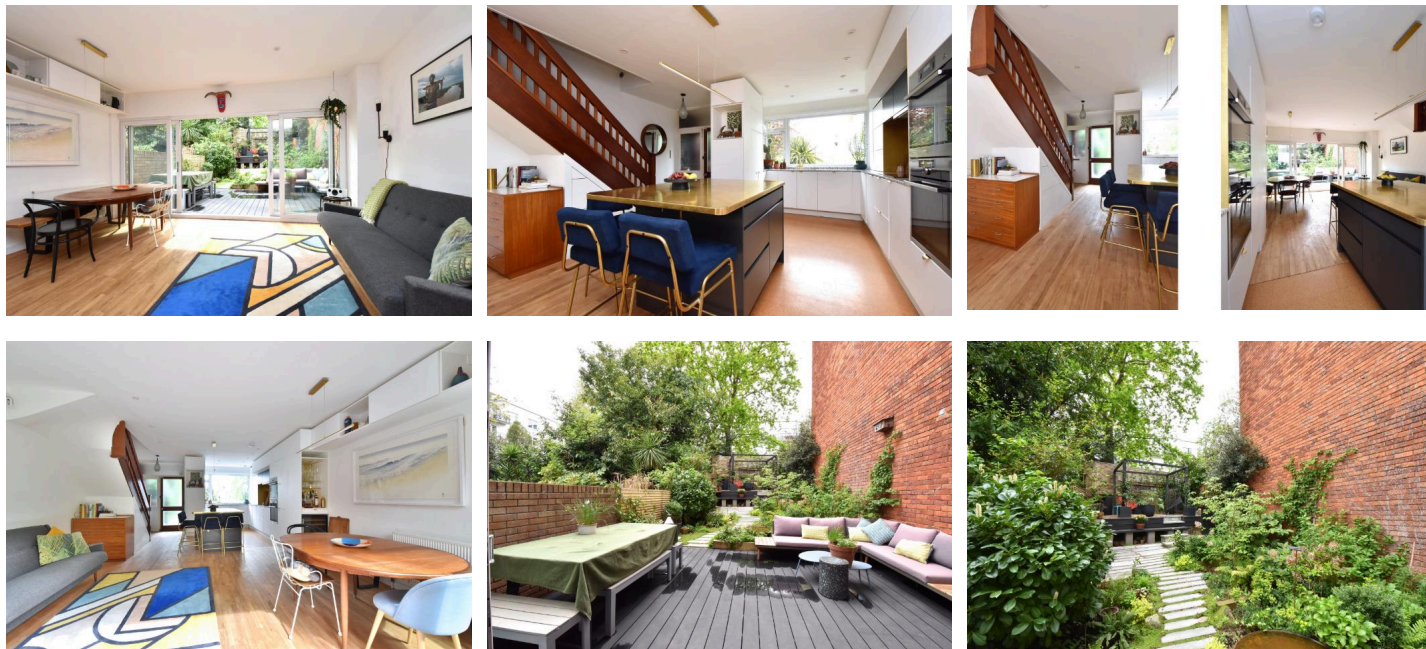
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£875,000



Property description

An utterly stunning three double bedroom, mid-century end of terrace town house, perched at the top of this very popular, quiet residential cul-de-sac in the heart of Forest Hill. The house comes with a beautifully landscaped South facing rear garden, a separate garage and unrestricted on street parking. Also being sold as CHAIN FREE

Grassmount has a thriving community with plenty of well-maintained gardens and green spaces for the resident's families to enjoy in addition to your own garden.

This particular house is situated in one of the best locations on the close, which allows this property to benefit from additional privacy and spectacular views over the London Skyline.

The approach to the house is delightful, a pathway through well kept green communal gardens leads to a lush front garden that is brimming with a vast array of plants and shrubs.

Upon entry there is a very useful porch for coats, shoes and the like. This leads through to an open plan kitchen/dining and reception room which is a magnificent entertaining/family space that has been tastefully decorated by the current owners. Just by the entrance there is a beautiful exposed original mid-century mahogany staircase that is a lovely feature and has ingenious storage drawers beneath, on the other side of the room is the kitchen which is separated by a large island that is stylishly clad with a custom brass top. The kitchen was only installed 18 months ago has been well arranged with plenty of storage cupboards



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and high-quality integrated appliances. The worktops are Diespeker Terrazzo that wrap around the corner of the room with a flush electric hob that is set in front of a lovely brass splashback to complement the island and the door fittings. The sink also has a brass boiling hot water tap and sits neatly under a large window looking out to the front garden.

The flooring in the kitchen is cork which then changes to the original exposed Maple wood floorboards in the living/dining area. There is plenty of space here for entertaining and there is even a discreet bar area with a 48 bottle wine fridge at the end of the kitchen cupboards. At the far end of the room are large floor to ceiling sliding doors that frame the garden beautifully.

The current owners have green fingers and have cleverly designed the garden to be easy to maintain with a fantastic selection of plants, shrubs, climbers, ferns, bulbs and various ground covers that will offer interest all year round! The large EnviroBuild deck leads directly from the house, which is perfect for al fresco dining in the summer and has a 20 year warranty. Beyond this is a path surrounded by borders packed with plants. At the far end of the garden steps lead up to a secluded seating area with a pergola and a BBQ area to the side. This is a tranquil peaceful space to relax and unwind. Alternatively, this area could easily sustain a garden office or studio.

Upstairs on the first floor is another reception room that is dominated by full width windows that offer plenty of natural light and lovely far-reaching views. The floors are more of the original exposed Maple wood and the mahogany staircase is another attractive feature as it continues upwards.

Also on this floor is a stunning luxurious shower room. The floors and walls are clad in more Terrazzo tiles to mirror the kitchen worktops and the vertically stacked sage green metro tiles around the shower echo the original mid-century tiles in the entrance porch. The walk-in shower enclosure has offset brass fittings to compliment the modern wash hand basin and there is a contemporary toilet with a hidden cistern. A large frosted window allows for plenty of natural light and ventilation.

Adjacent is one of the double bedrooms, with large built in cupboards and full width window that looks out to the garden create a bright sunny space.

The top floor landing is illuminated by an automated remote controlled Velux skylight that cleverly filters natural light all the way down the stairwell to every floor.

The main bedroom at the front has been smartly rearranged to create a walk-in dressing room to one side so the bed can enjoy the spectacular views of the London skyline on the horizon. Alternatively this would work as an office or nursery.

The third bedroom mirrors the bedroom on the first floor and is located in the same position at the rear of the house and enjoys nice views over the garden, with good wardrobe space.



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The family bathroom on this floor has white marble tiled walls and grey vinyl floors, a bathtub, a wash hand basin and toilet. A large frosted window offers natural light and ventilation.

The property is located approximately just 0.4 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also just a short walk to various local amenities including a variety of independent shops, restaurants, cafes, gastro pubs and the wonderful Horniman Museum & Gardens.

The location of the property also provides access to several sought-after Ofsted approved prestigious primary and secondary schools such as Eliot Bank and Horniman primary and Sydenham Girls or Forest Hill Boys secondary.

Property features

- Utterly stunning three double bedroom, mid-century end of terrace town house being sold CHAIN FREE
- Beautifully landscaped South facing rear garden
- Spectacular views from all floors
- Separate garage and unrestricted parking
- Quiet residential cul-de-sac
- 2 bathrooms
- 2 reception rooms
- Stunning open plan kitchen dining room
- Close to Forest Hill station (Overground and London Bridge connections)
- Close to a selection of highly rated Ofsted schools, amenities and Horniman Gardens



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Grassmount



Approximate Gross Internal Area
1335 sq ft / 124.0 sq m

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.



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