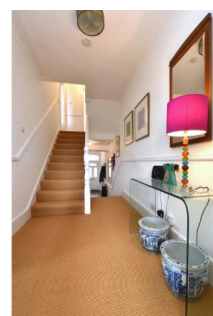
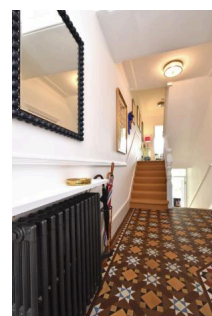


7, Honor Oak Rise, SE23 3QY · 5 bedroom House

£1,350,000



ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

pickwickestates.co.uk · Reg No 7444750 · Registered in England

View this property online: pickwickestates.com/detail/4180/SE233QY_honor-oak-rise.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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Property description

A truly exceptional 5-bedroom Victorian end of terrace family home, radiating an abundance of period features, character and charm. The house also benefits from a sunny landscaped WEST facing rear garden, 2137 sqft (198.5 sqm) of internal living space and is located on one of Honor Oak Park's premier streets. The house benefits from a complete overhaul in recent years and has been lovingly refurbished to a very high standard throughout, including wooden framed double-glazed windows with brass fittings, a fabulous new kitchen dining room, a very useful dry lined utility room in the cellar and a new roof.

This handsome period house has great kerb appeal, its striking façade of red brick walls and ornate period detailing is very pleasing to the eye. The property is set back from the street protected by a nice walled front garden. An authentic Victorian tiled pathway leads to an attractive arched porch giving access to the house through a large period front door.

Upon entry is a spacious hallway with a continuation of Victorian tile flooring and a stylish cast iron radiator. Stairs lead both upstairs to the bedrooms and down a few to the kitchen dining room.

At the front of the house is a grand formal double reception room with high ceilings, original cornicing, an attractive fireplace with shelving in the alcoves, original exposed wood flooring and a large sash bay window which illuminates the room with natural light. The windows are also furnished with black out blinds and an elegant veil of linen curtains. The rear part of the reception room shares similar period features, a matching fireplace, a nice cast iron radiator and French doors that open to a small terrace.



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The rear of the house has been completely renovated to create a stunning family friendly kitchen/dining room. An architecturally designed side return extension significantly expands the rear of the house to create a well-lit dining area which has clever boxed seating with storage beneath set against the wall. The floors are a neutral-coloured porcelain that is complementary to the kitchen worktops and units, of which there is an abundance.

A central island has storage plenty of beneath and white Quartz worktops above, a perfect entertaining and preparation space. The main kitchen units sit seamlessly against the opposite housing the gas hob, oven and sink. All the appliances are integrated apart from the large freestanding fridge freezer. The washing machine and drier are neatly tucked away in the utility room, which is located in the cellar, and has been drylined to create a very functional useable space..

The kitchen dining room is wonderful living space at the heart of the house, sympathetically designed, balancing stylish modernism with a classic touch.

Large bifold double doors to the rear open to a beautifully landscaped West facing rear garden that is full of specially selected plants and shrubs that bring the garden to life.

There is a patio area closest to the house that is a suntrap in the summer and makes a perfect spot for entertaining and al fresco dining in the warmer months. London stock bricks have been used to create a bank of planters with a few steps down to a neatly manicured lawn bordered by an array of flowering plants and shrubs. At the far end of the garden there is a sandstone patio area with an intimate place to sit among more mature plants, next to a large shed for storage.

Back inside the house, off the half landing upstairs, is a family bathroom, perfectly located for guests and kids. Decorated in white, this clean and tidy bathroom comes with a heated towel rail, a bathtub, toilet and wash hand basin. Two frosted sash windows to the side offer natural light and ventilation.

To the rear of the house, is a charming double bedroom with a feature fireplace overlooking the garden below through two large sash windows.

In the middle of this floor there is another large double bedroom that has high ceilings, a feature fireplace exposed wooden flooring and a sash window to the rear looking over the sider return windows towards the garden.

Occupying the whole width of the front of the house is a large main bedroom which has high ceilings, exposed wood flooring, a feature fireplace and three large sash windows furnished with black out blinds and a veil of linen curtains..

Upstairs to the second floor there is an additional bathroom. This one is sympathetically decorated with a Victorian theme. Fitted with a roll top bathtub that sits neatly under a frosted sash window and is accompanied by a separate walk-in shower enclosure.



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There is also a Victorian style wash hand basin, a toilet, and a heated towel rail.

At the rear of the property is a delightful bedroom, currently being used as a study. It has particularly nice views from the Juliette balcony French doors, has fitted cupboards and an original cast iron feature fireplace.

At the very top front of the house is a competently converted loft to create a lovely bedroom in the eaves with a shower room. The bedroom offers lovely views and a bright space thanks to four large rear facing Velux windows.

The shower room has Travertine tiled flooring, a wash hand basin, toilet, a heated towel rail and cleverly positioned shower enclosure with a skylight above for natural light and ventilation..

Honor Oak Rise is a quiet peaceful no through road that leads up One Tree Hill where there is a lovely woodland walk and spectacular views of the London Skyline.

The house is located less than 10 minutes' walk from Honor Oak Park Station (National Rail and Overground services to central London); two bus routes stop at the bottom of the Rise. Central Honor Oak has excellent local shopping plus good pubs and restaurants. Honor Oak is convenient for local state and private schools in Dulwich, Peckham, Sydenham and Forest Hill..

Property features

- A truly exceptional 5-bedroom Victorian end of terrace family home
- Sunny landscaped WEST facing rear garden, 2137 sqft (198.5 sqm)
- Refurbished to a high standard throughout including double glazed sash windows with brass fittings
- Quiet residential cul-de-sac
- Double reception room
- Stunning kitchen dining room
- Dedicated utility room in the cellar
- 2 bathrooms and a shower room
- Close to Honor Oak park station (London Bridge and Overground connections)
- Close to amenities, open green spaces and a selection of excellent schools



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Honor Oak Rise



Approximate Gross Internal Area
2137 sq ft / 198.5 sq m

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



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