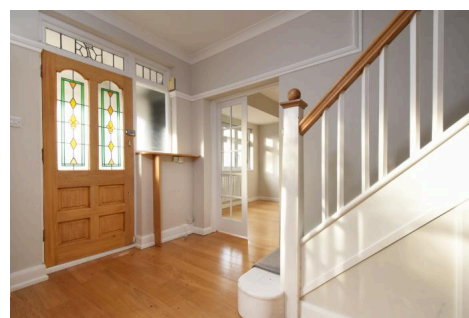
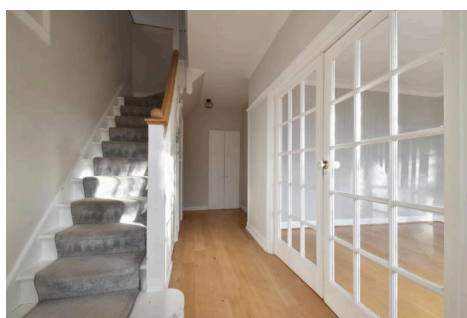


7, Ringmore Rise, SE23 3DF · 5 bedroom House

£1,200,000



ALPS Estates Ltd trading as Pickwick Estates

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

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Property description

CHAIN FREE SALE – Located on the highly sought-after Ringmore Rise, this impressive double-fronted, five-bedroom detached home offers breathtaking panoramic views across the London skyline. Set within the desirable Tewkesbury Lodge Estate, the property has been recently refurbished and beautifully blends 1930s character with modern styling, offering over 2,085 sq. ft of bright, spacious living.

Elevated above street level and painted in elegant shades of grey, the home enjoys fantastic kerb appeal. A street-level garage provides off-road parking, while steps lead up to the front entrance—doubling as a wonderful viewing platform to enjoy London's skyline, visible from multiple rooms throughout the house.

There is also huge potential to extend into the loft space, subject to planning permission (STPP).

Ground Floor

Inside, a wide central hallway with wood flooring welcomes you and flows seamlessly throughout the ground floor. A cloak cupboard and a guest WC are conveniently located under the stairs.

To the left, there are two reception rooms:



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A formal sitting room at the front, accessed via glass French doors, perfect for entertaining.

A cosy lounge at the rear, featuring a working fireplace and direct access to the garden.

To the right, you'll find a stunning kitchen/dining room that spans the full depth of the house—ideal for family life and entertaining. The kitchen includes:

Ample base-level cabinetry and wooden worktops

A central range cooker beneath an extractor fan

A breakfast bar dividing the space

A sink with a view over the garden

Access to a spacious utility room housing the washing machine, dryer, boiler, and extra storage

Garden

The 78-foot rear garden is a standout feature, thoughtfully landscaped with multiple zones:

A secluded decked patio near the house, perfect for al fresco dining

A sunny raised patio, bordered by mature plants and lawn

A charming garden room/summer house at the rear—fully insulated, wired for electricity, and ideal as a home office or studio

First Floor

Upstairs, the large central landing leads to five bedrooms:

Two generous doubles to the right, both with fitted wardrobes and carpeted floors. The front bedroom enjoys sweeping London views, while the rear overlooks the garden.

A single bedroom/study sits above the entrance, also offering skyline views.

Two additional double bedrooms on the left side, one with fitted storage.



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The home benefits from two luxurious bathrooms:

A main family bathroom with a contemporary suite, walk-in shower, full-height grey tiles, and a heated towel rail

A stylish shower room with white marble-effect tiling, matte black fittings, a floating toilet, and a walk-in enclosure

Location

Ringmore Rise is a peaceful, community-oriented street close to fantastic local amenities. A wide range of top-rated schools are nearby, including:

Fairlawn Primary, Honor Oak Pre-school, St Francesca Cabrini, and Horniman (within 1 mile)

Dulwich College, St. Dunstan's, and Alleyn's (within 1.5 miles)

The area is well served by independent shops, cafés, and restaurants, including Bona Pizzeria, St. David Coffee House, and Bunka, alongside larger chains like Sainsbury's and Boots.

You're also a short walk from green spaces such as the Horniman Gardens, with easy access to Forest Hill Pools, gyms, wellness studios, and the vibrant neighbourhoods of Dulwich and Peckham Rye.

Transport

Forest Hill Station is just a 5-minute walk, offering:

Overground services to Canada Water (15 mins), Shoreditch High Street (20 mins), and Highbury & Islington (35 mins)

National Rail links to London Bridge, Victoria, and Charing Cross



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Property features

- Recently refurbished 5 bedroom DETACHED 1930's family home
- Quiet residential street with stunning views over the London skyline
- Separate garage and easy non restricted parking
- Large entrance hall with downstairs guest toilet
- Large kitchen dining room and separate utility room
- 2 reception rooms
- Luxurious family bathroom and shower room
- Large 78 ft private garden with decked patio, lawn, trees and shrubs and a summer house
- Close to Honor Oak Park & Forest Hill stations and local amenities
- Close to green open spaces of Horniman Gardens and highly rated schools



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Ringmore Rise



Approximate Gross Internal Area (Including Garage & Garden Room)

2085 sq ft / 193.7 sq m

(Excluding Garage)

1908 sq ft / 177.3 sq m

Illustration for identification purposes only,

measurements are approximate.

Drawn for Pickwick Estates



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