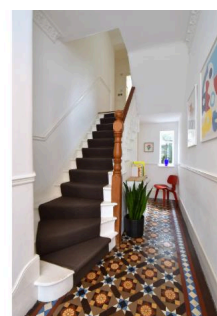
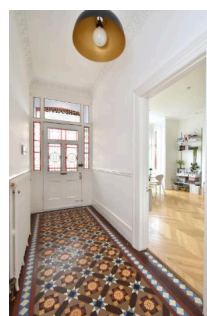


9, Netherby Road , SE23 3AL · 7 bedroom House

£5,000 pcm



ALPS Estates Ltd trading as Pickwick Estates

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

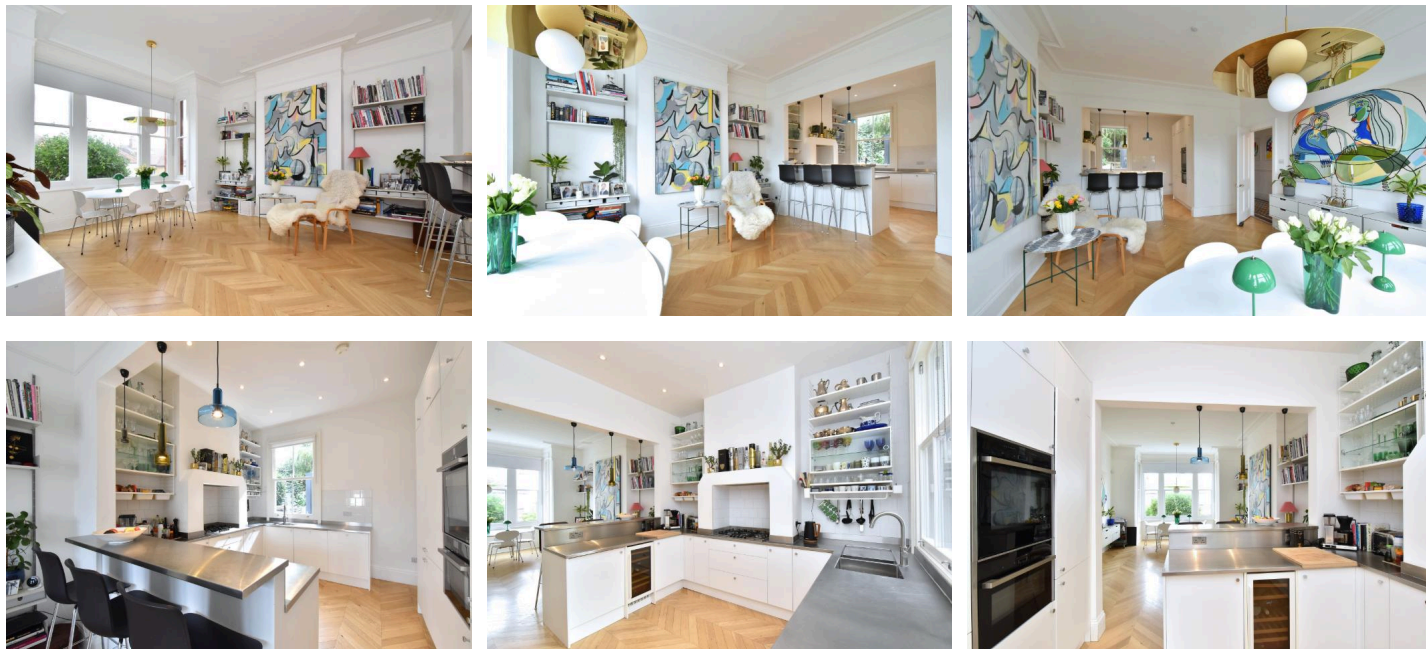
[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4209/SE233AL\\_netherby-road.htm](http://pickwickestates.com/detail/4209/SE233AL_netherby-road.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.*

9, Netherby Road , SE23 3AL · 7 bedroom House

£5,000 pcm



### Property description

AVAILABLE 1st DECEMBER - NO HMO - Presenting a beautiful 7-bedroom, 4-bathroom, double-fronted Victorian family home located in one of Honor Oak Park's most desirable roads. 2900 sq ft, refurbished to a high standard in recent years, the house welcomes you with a stylish front garden with off street parking and steps leading up to a raised ground floor original front door with stain glass The most striking aspect is the addition of a stunning loft extension which spans the whole of the width of the house and is virtually a self-contained two-bedroom annex with a lounge with a wood burner, a kitchenette, air-conditioning, luxurious bathroom and spectacular views over London!

Upon entry is a lovely wide entrance hall with original Victorian tiled floors and a winding staircase offering access to the cellar below.

At the front of the house, there are two reception rooms both with lovely period features such as the fireplaces, stunning parquet wooden floors and large sash windows. The reception room to the left has a dining area at the front of the house and a kitchen to the rear separated by a breakfast bar. The kitchen has stainless steel worktops accompanied by white cupboards with integrated appliances, a wine cooler and shelving on the walls.

The double reception room on the right is a formal lounge area with stunning marble fireplaces, perfect to get cosy and curl up on the sofa to watch a movie. The rear part of the reception leads out to the garden via French doors.



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4209/SE233AL\\_netherby-road.htm](http://pickwickestates.com/detail/4209/SE233AL_netherby-road.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.*

9, Netherby Road , SE23 3AL · 7 bedroom House

£5,000 pcm

At the far end of the entrance hall is a utility room which also includes a stylish downstairs shower room and guest toilet.

The garden is a really charming space, with a large patio area ideal for entertaining both in the day and at night. The lush trees and mature beds surrounding the garden to create a beautiful natural ambience.

Upstairs on the half landing is a luxurious family bathroom with underfloor heating, separate shower enclosure towel rail, double sink and a contemporary freestanding bath. A frosted sash window offers natural light and ventilation.

On the first floor are 4 large double bedrooms, all beautifully decorated with nice period features, fitted wardrobes and wood flooring throughout, the largest room has a walk-in wardrobe. They are all bright rooms with large sash windows.

On the half landing to the 2nd floor there is an additional bedroom, perfect for an office, Aupair or kids' bedrooms.

Upstairs on the 2nd floor, the whole loft has been converted to create an amazing master suite that is practically a two-bedroom self-contained flat! Steps lead up to a hallway where there is a Cabrio Velux window that opens to form a balcony with spectacular views over the London Skyline! Off the hallway is a kitchenette area which has power, a sink and a fridge for morning coffee or tea! The luxurious bathroom offers a unique Japanese bathtub, a walk-in shower enclosure and his and her sinks with mirrored vanity units above.

There are also two additional bedrooms up here, the main bedroom has its own lounge area equipped with a wood burning stove and two more Cabrio Velux windows that share the breathtaking views over London. The second bedroom is located at the front of the house in the eaves and makes a good study or an extravagant walk-in wardrobe!

The whole house has been completely renovated a few years ago so it's offered to the market in excellent condition throughout, ready for a family to enjoy and make their home.

Netherby Road is a very popular location, there is a great community of local residents and great amenities nearby with a number of highly rated Ofstead schools locally (Horniman and Fairlawn Primary schools) A short drive to private schools like Sydenham GDST, St Dunstons, Dulwich College, Alleyns and JAGS).

Netherby Road is conveniently flanked by Honor Oak Park on one side and Forest Hill on the other, both areas offering a bustling array of shops, bars, cafes and restaurants for all ages. Honor Oak Park station is the nearest, about 0.4 miles offering efficient Overground services and National Rail to London Bridge. Nearby green leafy open spaces can be found at Horniman Gardens, One Tree Hill, Peckham Rye and Blythe Hill Fields.



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4209/SE233AL\\_netherby-road.htm](http://pickwickestates.com/detail/4209/SE233AL_netherby-road.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.*



9, Netherby Road , SE23 3AL · 7 bedroom House

£5,000 pcm

## Property features

- 2900 sqft 7-bed, double-fronted Victorian family home located in one of Honor Oak Park's best roads
- Large rear garden, front garden with a driveway
- 2 large reception rooms
- Fully intergrated kitchen and utility room
- Cellar for addition storage
- 4 bathrooms - Ground floor shower room, 1st floor family bathroom, 2 en-suite
- Amazing loft conversion to create a 2 bedroom master suite with bathroom and kitchenette
- Stunning views over London
- Close to Honor Oak Park Station (London Bridge and Overground)
- Close to amenities, green open spaces and a good selection of highly rated schools



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

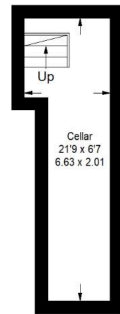
View this property online: [pickwickestates.com/detail/4209/SE233AL\\_netherby-road.htm](http://pickwickestates.com/detail/4209/SE233AL_netherby-road.htm)

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

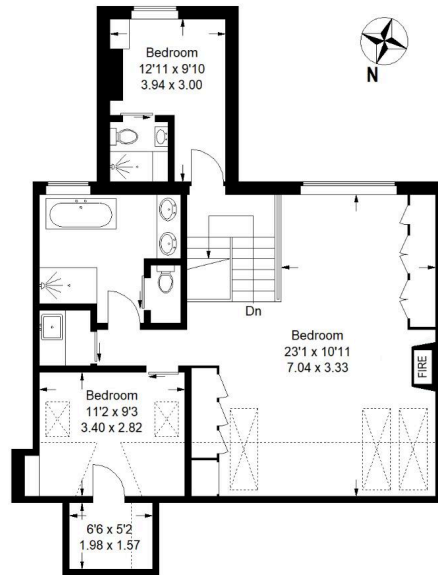


## Netherby Road

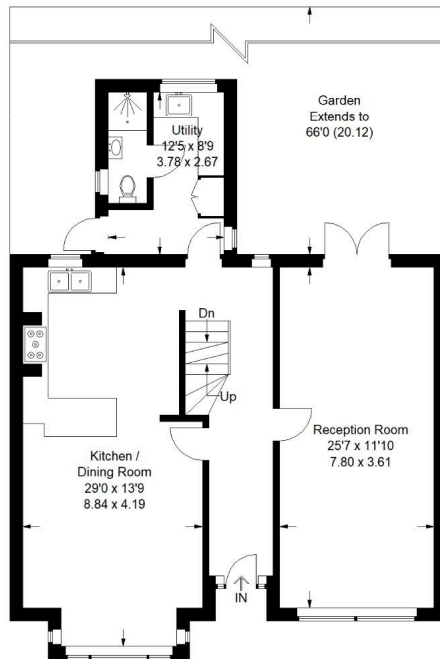
= Reduced headroom below 1.5 m / 5'0"



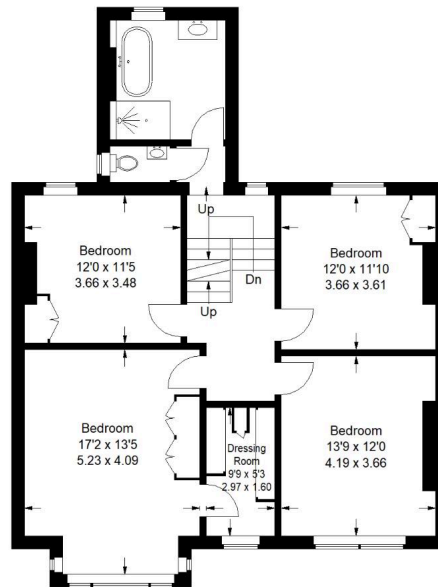
Basement



Second Floor



Ground Floor



First Floor

Approximate Gross Internal Area = 2900 sq ft / 269.5 sq m

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



ALPS Estates Ltd trading as Pickwick Estates

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

[pickwickestates.co.uk](http://pickwickestates.co.uk) · Reg No 7444750 · Registered in England

View this property online: [pickwickestates.com/detail/4209/SE233AL\\_netherby-road.htm](http://pickwickestates.com/detail/4209/SE233AL_netherby-road.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.