

7, Grassmount , SE23 3UW · 4 bedroom House

£900,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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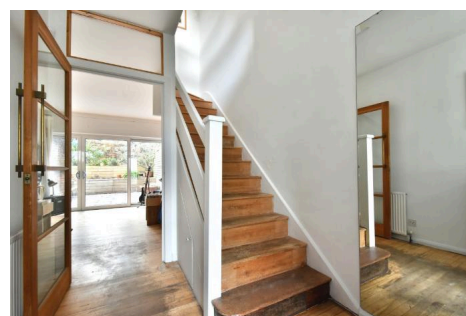
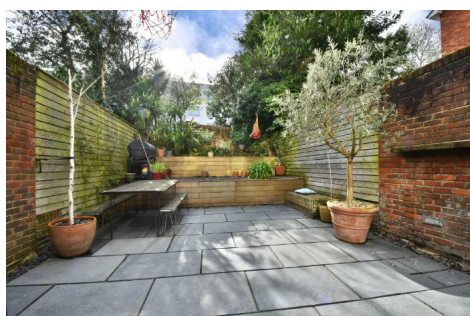
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## Property description

A charming four-bedroom, mid-century 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 their own private gardens. The roundabout at the entrance to Grassmount also belongs to the residents and has been a wonderful community space that families can use for birthday parties and the community hosts fireworks nights and easter egg hunts annually. Within the communal grounds of Grassmount its difficult to miss the community pizza oven that is well used in the summer months.

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

The approach to the house is delightful, a pathway through well maintained green communal gardens leads to a nice front garden that is just waiting for someone to put their mark on.

Upon entry there is a very useful porch for coats, shoes and the like. This leads through to a semi open plan kitchen/dining and



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reception room which is a great entertaining/family space. Just by the entrance there is a beautiful mid-century mahogany staircase, that is painted white, is a lovely feature, the reception room has floor to ceiling sliding doors that lead out to the garden.

The kitchen has been well arranged with plenty of stylish ply wood storage cupboards and integrated appliances. The sink has a boiling hot water tap and sits neatly under a large window looking out to the front garden. The flooring in the kitchen is tiled which then changes to the original exposed Maple wood floorboards in the living/dining area. At the far end of the living room the large 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 good selection of plants and shrubs. The large deck leads directly from the house, which is perfect for al fresco dining in the summer.

At the far end of the garden there are stepped beds packed full of plants to create a green backdrop. This is a tranquil peaceful space to relax and unwind.

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 Maple wood and the mahogany staircase, that has been painted white, continues upwards.

Also on this floor is a bedroom and a luxurious shower room which has underfloor heating. The shower room floors and walls are clad in tiles. There is a good size walk-in shower enclosure accompanied by a modern wash hand basin and a contemporary toilet. A large, frosted window allows for plenty of natural light and ventilation.

Adjacent is a rear facing double bedroom with large built-in cupboards and full width window that overlooks the garden.

Upstairs to the second floor, there is an additional family bathroom with shower attachment, toilet, wash hand basin and heated towel rail. A large, frosted window offers natural light and ventilation.

Adjacent, the bedroom at the rear of the house mirrors the bedroom on the first floor and enjoys nice views over the garden. It also comes with a fixed step ladder that leads up to a mezzanine loft room that offers plenty of storage in the eaves and would make a great kids play area!

At the front of the house are two more bedrooms, the smaller bedroom works well as an office or kids bedroom and the other is a double bedroom that has built in storage cupboards. Both of these rooms enjoy the spectacular views of the London skyline on the horizon.



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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

- A charming four-bedroom, mid-century town house, with spectacular views over the London Skyline
- Quiet residential cul-de-sac, with a wonderful community, in the heart of Forest Hill
- Beautifully landscaped South facing rear garden
- Separate garage and unrestricted on street parking
- Good size kitchen
- Ground floor reception room with views and direct access to the garden
- First floor reception room
- Two bathrooms, the shower room has underfloor heating
- Close to amenities of Forest Hill including Horniman gardens and museum
- Close to good transportation links and a good selection of highly rated schools



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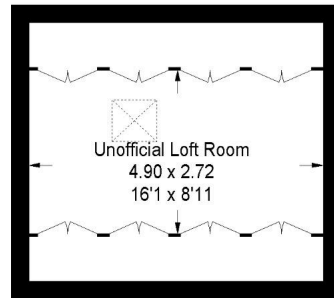
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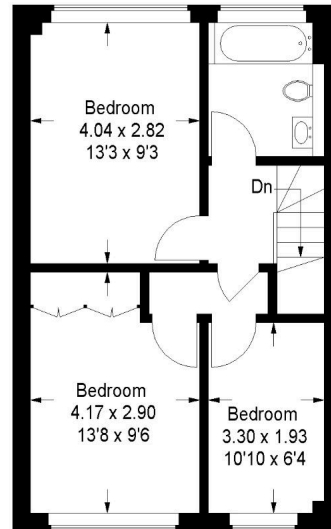


## Grassmount

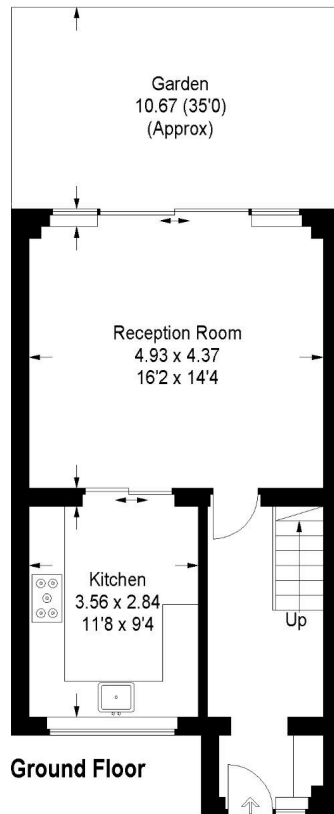
Approximate Gross Internal Area  
(Excluding Loft Room) 125.6 sq m / 1352 sq ft  
(Including Loft Room) 147.1 sq m / 1583 sq ft



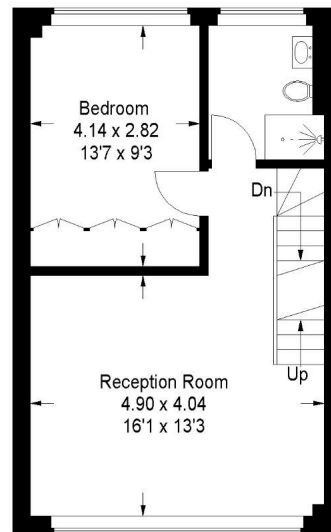
Third Floor



Second Floor



Ground Floor



First Floor

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



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