

59, Vancouver Road , SE23 2AH · 5 bedroom House

£1,100,000



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/4551/SE232AH_vancouver-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.

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Property description



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A stunning five-bedroom Victorian family home with two bathrooms, located on a sought-after, quiet residential street. This impressive property benefits from a large south-facing private landscaped rear garden, off-street parking, and double glazing throughout. Offering 1,744 sq ft of generous living space arranged over three floors, it combines period character with modern comfort.

This statuesque Victorian home has outstanding kerb appeal, with classic features including exposed brickwork, bay windows, and decorative masonry.

On entering, you are greeted by a charming hallway with high ceilings and beautifully tiled flooring.

A large double reception room runs from front to back, filling the space with natural light from the bay window at the front and patio doors at the rear. Period details include exposed wooden floorboards, high ceilings, and original fireplaces with marble surrounds.

The kitchen/dining room occupies the rear of the property and features a stylish shaker-style kitchen with fitted appliances and a range cooker with extractor. At the far end, the dining area opens directly onto the garden through large bi-fold doors.

The south-facing garden is a true suntrap. A sandstone patio adjacent to the house is perfect for entertaining and al fresco dining, while the lawn beyond is framed by mature shrubs and planting.

On the first floor, there are three double bedrooms with carpeted floors. The principal bedroom spans the full width of the property at the front, boasting a large bay window, fitted wardrobes, and charming period details.

The family bathroom has been sympathetically styled in a Victorian theme, complete with roll-top bath, walk-in shower enclosure, WC, and double wash hand basin. A frosted window provides natural light and ventilation.

The top floor has been converted to create two further double bedrooms and a luxurious shower room.

The property is ideally located within easy reach of Forest Hill, Honor Oak Park, and Catford stations, offering excellent transport links into London Bridge, Victoria, Blackfriars, Cannon Street, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and beyond. The area also benefits from an excellent selection of local amenities including popular parks, supermarkets, restaurants, cafés, pubs, and highly regarded schools.

Location: Vancouver Road offers excellent transport links, schools, and green spaces. Forest Hill (0.59 miles), Catford (0.64 miles), and Honor Oak Park (0.72 miles) stations provide regular services to London Bridge, Shoreditch, Highbury & Islington, and



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Thameslink routes to Blackfriars, Farringdon, and King's Cross. The area is served by several highly rated schools, including Dalmain, Kilmorie, St William of York, and the renowned St Dunstan's College. Local high streets—Honor Oak Park, Brockley Rise, and Forest Hill—offer vibrant, community-focused amenities such as independent cafés, restaurants, pubs, shops, and fitness facilities. For green space, Blythe Hill Fields, One Tree Hill, and Horniman Gardens are all within walking distance, offering open air and panoramic views across London.

Property features

- Five double bedrooms, two bathrooms Victorian family home
- Generous 1,744 sq ft arranged over three floors
- Large south-facing landscaped rear garden
- Off-street parking and double glazing throughout
- Spacious double reception with fireplaces and bay window
- Shaker-style kitchen with range cooker & bi-fold doors to garden
- Three first-floor double bedrooms, including full-width principal bedroom with fitted wardrobes
- Stylish family bathroom with roll-top bath and walk-in shower
- Two further double bedrooms and shower room on top floor
- Excellent transport links, schools, parks, shops & cafés nearby



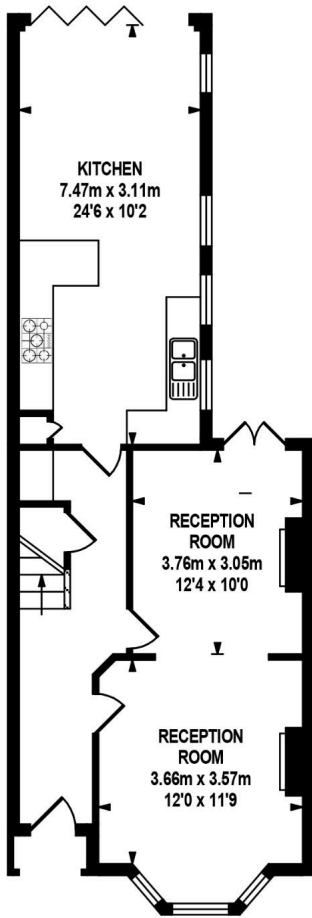
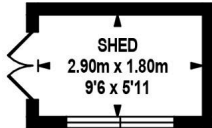
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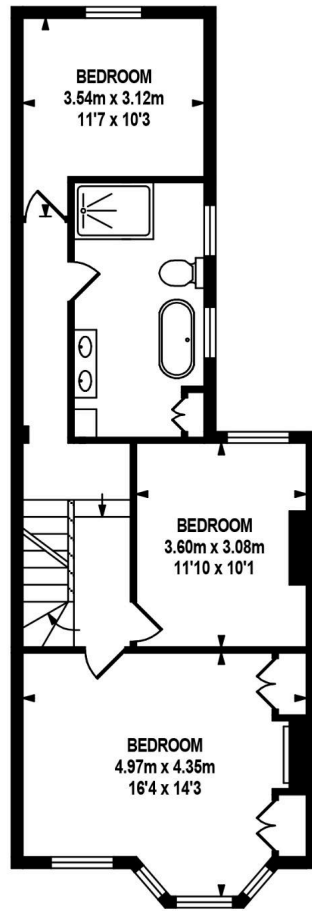
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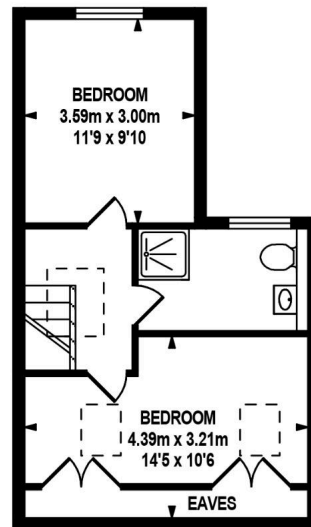
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GROUND FLOOR
APPROX. FLOOR
AREA 60.78 SQ.M.
(654 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 61.76 SQ.M.
(665 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 36.60 SQ.M.
(394 SQ.FT.)



SITE PLAN



TOTAL APPROX. FLOOR AREA 159.24 SQ.M. (1713 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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