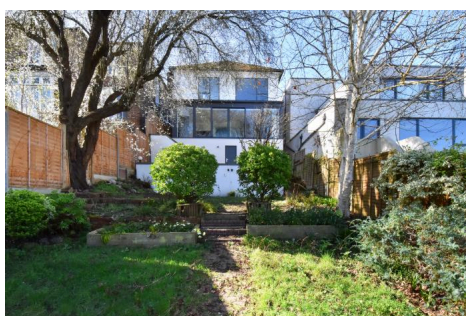


55, Canonbie Road, SE23 3AQ · 3 bedroom House

£1,250,000



ALPS Estates Ltd trading as Pickwick Estates

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

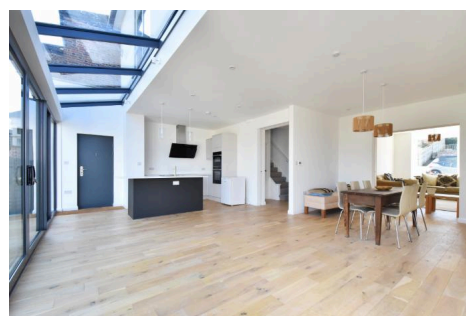
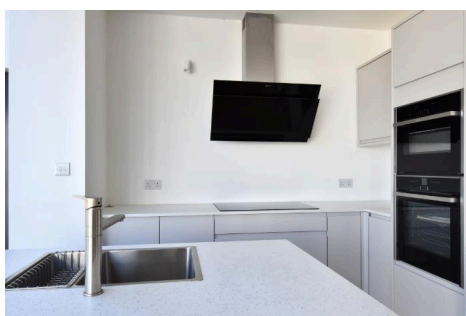
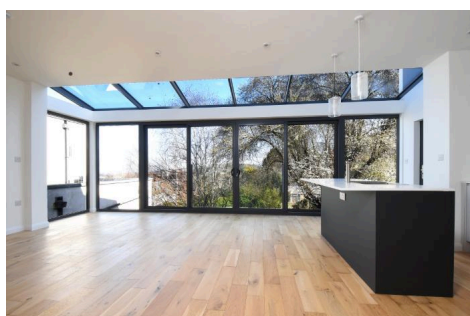
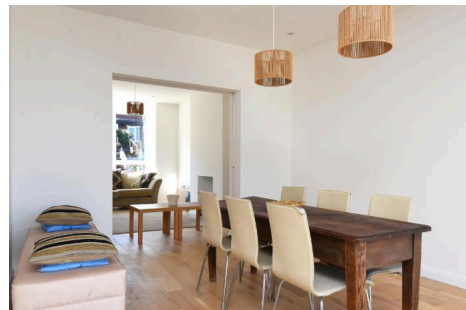
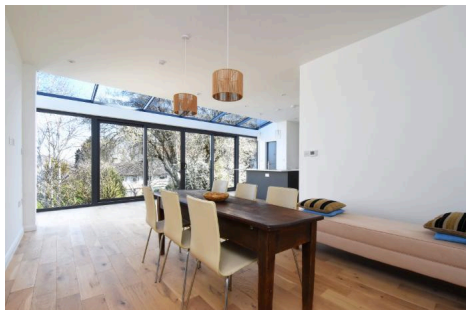
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55, Canonbie Road, SE23 3AQ · 3 bedroom House

£1,250,000



Property description



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£1,250,000

Occupying an elevated position on one of the area's most desirable residential streets, this beautifully renovated detached family home enjoys wonderful far-reaching views across London and offers an exceptional blend of contemporary design, energy efficiency and future potential.

The house has been meticulously refurbished throughout to an exacting standard, with comprehensive upgrades including new electrics, plumbing, heating systems and enhanced insulation to the walls, ground floor and loft. A modern air source heat pump, integrated hot water system and zoned heating controls provide efficient and sustainable living, while underfloor heating across the ground floor adds a further level of comfort and luxury.

The heart of the home is the impressive open-plan kitchen, dining and reception space, thoughtfully designed to create distinct zones for cooking, entertaining and relaxing while maintaining a wonderful sense of openness and light. Large windows and garden views create an inviting atmosphere, making this a perfect setting for both everyday family life and entertaining guests.

The property currently provides three well-proportioned bedrooms, including a principal bedroom with a stylish en-suite shower room, alongside a contemporary family bathroom. A dedicated office/study offers an ideal work-from-home environment, complemented by the convenience of a ground floor WC.

Significant consideration has also been given to the property's future potential. Steel beams have already been installed within the rear section of the ground floor to facilitate a possible lower ground floor extension to the lower terrace (subject to planning). In addition, planning permission was granted in 2022 for a substantial loft conversion, which would create two additional bedrooms, a further bathroom and a private external terrace. Wiring infrastructure for this future extension has already been installed, allowing a purchaser to implement the project with greater ease.

Outside, the secluded rear garden provides a peaceful retreat with excellent privacy, ideal for outdoor dining and relaxing during the warmer months. To the front, the property benefits from off-street parking, a rare and valuable feature for a detached home in this sought-after location.

Combining contemporary comfort, impressive energy efficiency and exciting scope for further expansion, this is a rare opportunity to acquire a distinctive home in a highly desirable South East London setting.

Canonbie Road occupies a superb elevated position between East Dulwich and Forest Hill, offering the perfect balance of village-style living and excellent connectivity to central London.

The property is situated just moments from the renowned Horniman Museum and Gardens, one of South East London's most celebrated cultural and green spaces, offering beautiful gardens, family attractions and spectacular panoramic views across the



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capital.

Families are particularly well served by excellent local schools, including Fairlawn Primary School approximately 200 metres away and Horniman Primary School within around 450 metres. The highly regarded Sydenham School is also within easy reach.

For commuters, Honor Oak Park railway station is approximately 0.6 miles away, providing frequent services to London Bridge station as well as excellent London Overground connections towards Canada Water, Shoreditch and Islington.

The vibrant high streets of East Dulwich, Forest Hill and Honor Oak offer an array of independent cafés, restaurants, boutiques and everyday amenities, contributing to the area's strong community feel and enduring popularity.

Property features

- Detached Family home
- 3 double bedrooms
- Stunning views over the city
- Open planned kitchen dining room
- Bright and spacious from lounge
- Off street parking
- Large rear garden with potential to extend
- Two luxurious bathrooms
- Close to Honor Oak Park station and plenty of local amenities
- Close to Peckham Rye, Horniman Gardens and a great selection of highly rated local schools



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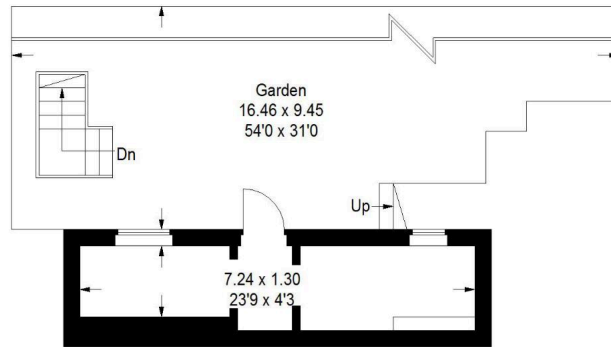
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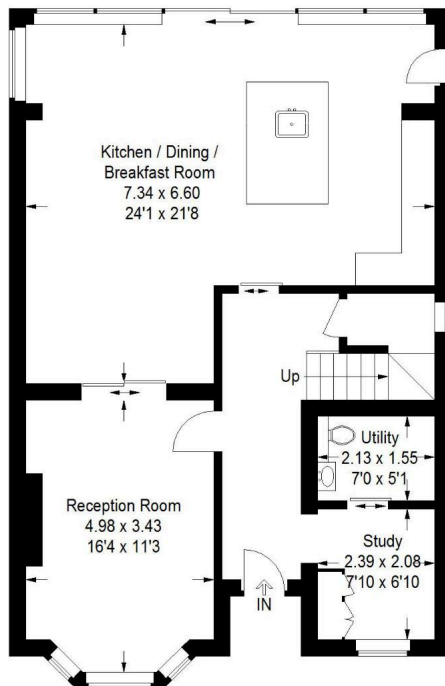
Canonbie Road

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft
Outbuilding = 10.7 sq m / 115 sq ft
Total = 167.1 sq m / 1798 sq ft

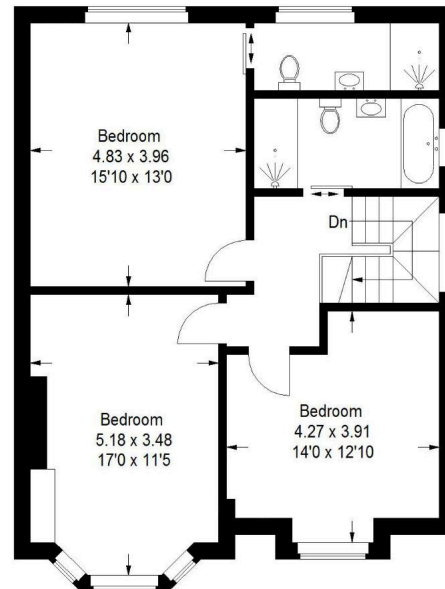


Outbuilding

(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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



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