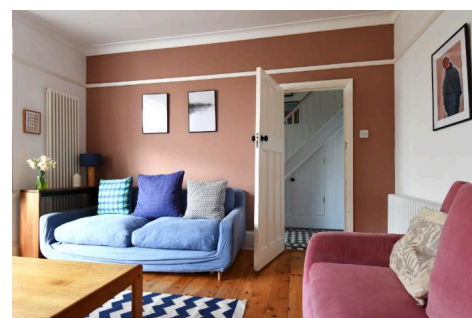
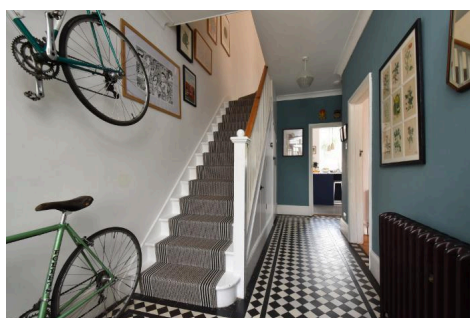


69 , Grierson Road , SE23 1PF · 4 bedroom House

£1,040,000



ALPS Estates Ltd trading as Pickwick Estates

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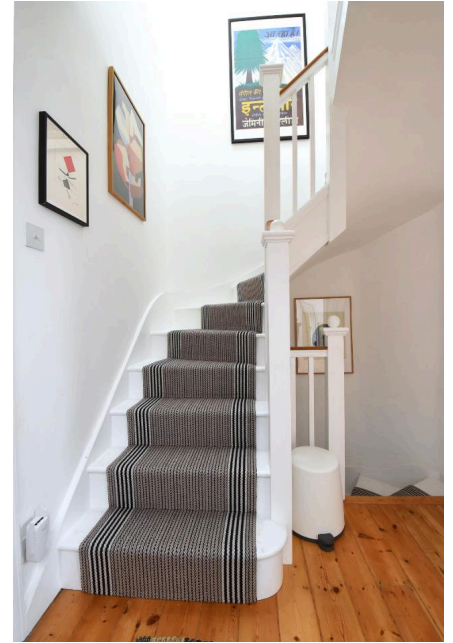
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Property description



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Set proudly in an elevated position on one of the most desirable tree-lined streets in the heart of Honor Oak Park, this exceptional four double bedroom 1930s mid-terrace family home offers beautifully presented interiors and generous, well-proportioned accommodation extending to approximately 1,747 sq ft (162.3 sq m).

Grierson Road is perfectly positioned just moments from the vibrant high street and only 200 metres from Honor Oak Park railway station, providing swift connections to London Bridge station as well as excellent links via the London Overground.

The house is set behind a charming walled front garden, with an attractive façade defined by elegant curved bay windows across the upper floors. A pathway leads to the entrance porch and into a welcoming hallway where beautifully restored original black and white tiled flooring immediately sets the tone for the character and quality found throughout the home.

To the front, the reception room provides a warm and inviting formal sitting area. Original stripped floorboards, high ceilings and the curved bay window create a light and characterful space, centred around a striking cast-iron wood-burning stove set within the chimney breast, with bespoke shelving neatly fitted into the alcoves.

To the rear of the house is an impressive open-plan kitchen and dining room designed for modern family living and entertaining. The kitchen features stylish wall and base units by Plykea complemented by terrazzo-style worktops by Diespeker and integrated appliances. A skylight above the sink and a window overlooking the garden bring in excellent natural light, while a breakfast bar island provides a subtle separation between the kitchen and dining areas.

The dining space is ideal for entertaining, enhanced by recently installed bespoke double-glazed French doors which open directly onto the garden and flood the room with natural light.

The rear garden extends to approximately 30 ft (9 m) and enjoys a desirable southerly aspect, making it a wonderful sun trap during the summer months. A raised decked terrace immediately behind the house provides the perfect setting for al fresco dining, especially beneath the Wisteria covered pergola, while steps lead down to a lawn bordered by mature planting and established shrubs.

The first floor comprises three well-proportioned bedrooms, all featuring beautifully stripped original floorboards. Two generous double bedrooms include fitted cupboards, while a third double bedroom sits at the front of the house above the hallway.

The family bathroom is particularly impressive in scale and design, finished with striking monochrome floor and wall tiles. It features a freestanding roll-top bath, a separate walk-in shower enclosure, a contemporary WC and a vanity unit with wash basin. Two frosted windows allow for natural light and ventilation, while matte black fittings and stylish tiling complete the elegant finish.



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£1,040,000

The loft has been expertly extended to create a superb principal bedroom suite occupying the entire top floor. This impressive room spans the width of the house and benefits from engineered wood flooring, bespoke ply-fitted wardrobes, eaves storage and exceptional natural light from floor-to-ceiling Juliet balcony doors, which frame far-reaching rooftop views towards Blythe Hill Fields.

A stylish shower room completes this floor, featuring a contemporary wash basin, WC, heated towel rail and a large glass shower enclosure, all finished with matte black fittings. A further window provides both natural light and ventilation while enjoying the same elevated outlook.

Honor Oak Park remains one of southeast London's most sought-after neighbourhoods, particularly popular with young families thanks to its strong sense of community, excellent transport links and access to highly regarded local schools. The property sits close to the well-regarded Stillness Junior School and within easy reach of a variety of independent cafés, restaurants and local shops, including Sainsbury's.

The area is also surrounded by wonderful green open spaces including One Tree Hill, Blythe Hill Fields and the much-loved Horniman Museum and Gardens.

Property features

- Exceptional four double bedroom 1930s mid-terrace family home
- Well-proportioned accommodation extending to approximately 1,747 sq ft (162.3 sq m)
- Warm and inviting reception room with a wood burning stove
- Impressive open-plan kitchen and dining room
- Neatly landscaped private rear garden
- Two luxurious bathrooms on the first and second floors
- Refurbished to a high standard throughout
- Period character and charm
- Close to Honor Oak Park station and plenty of local amenities
- Close to open green spaces and a selection of great schools



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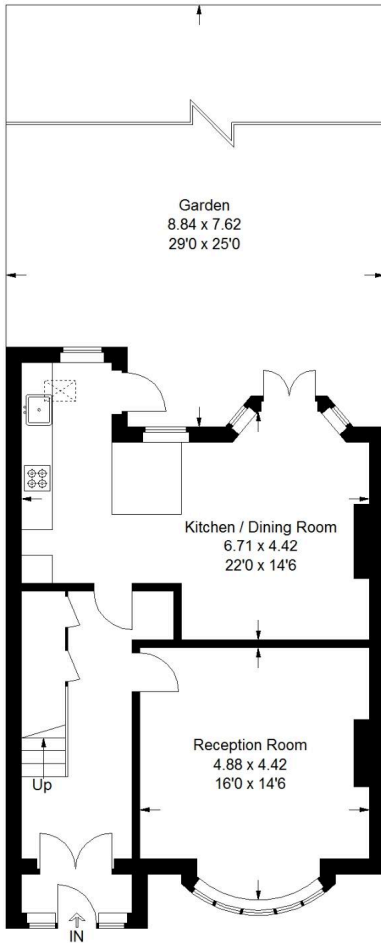
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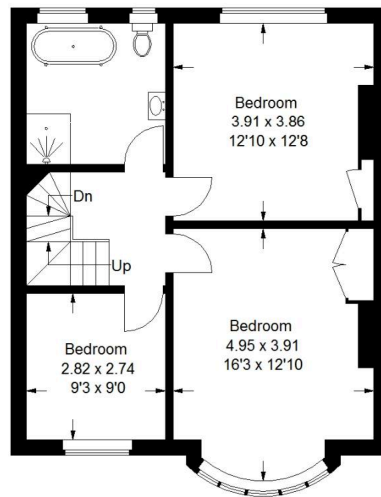


Grierson Road

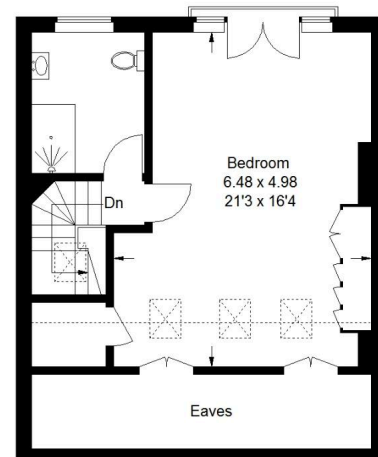


Ground Floor

= Reduced headroom below 1.5 m / 5'0



First Floor



Second Floor

Approximate Gross Internal Area (Excluding Eaves)
162.3 sq m / 1747 sq ft

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



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