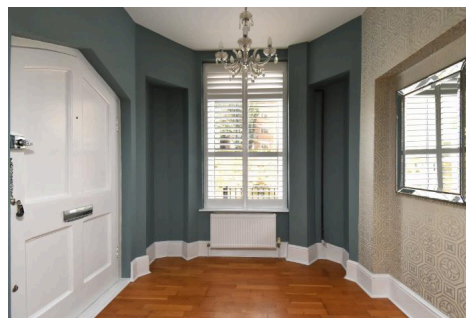


Flat 3, 175 , Honor Oak Road , SE23 3RN · 2 bedroom Flat

£700,000



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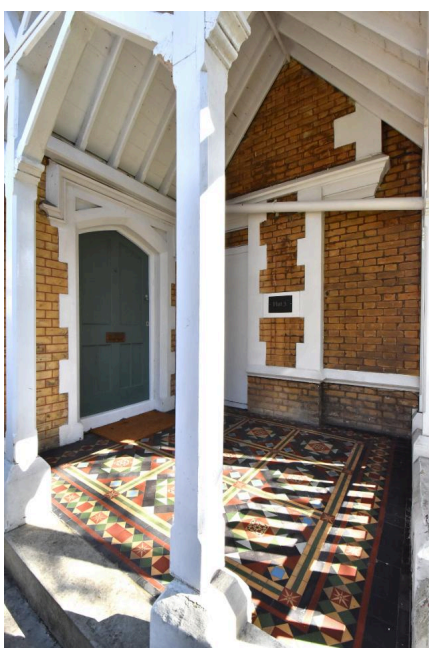
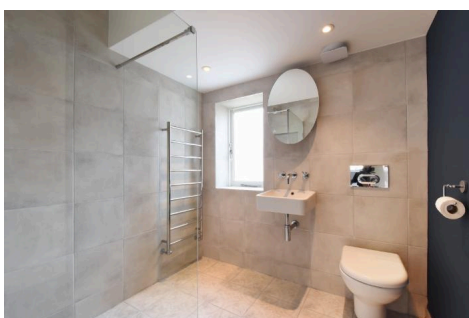
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## Property description



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Occupying the entire ground floor of an imposing detached Victorian residence, this exceptional two-bedroom maisonette is rich in period elegance, character, and charm. Prominently positioned on the corner of Manor Mount in the heart of Forest Hill, SE23, the property enjoys a commanding presence along with breathtaking far-reaching views across Forest Hill and beyond towards Kent.

Accessed via a grand private entrance, the home welcomes you through a striking entrance and an impressive, church-style gothic front door, opening into a spacious and inviting entrance hall. Internally, the property offers approximately 1,029 sq ft (95.8 sqm) of beautifully presented accommodation, recently redecorated throughout and enhanced by magnificent ceiling heights of approximately 3 metres, complete with elegant cornicing.

The standout feature of the home is the stunning kitchen/reception room, spanning almost nine metres across the full width of the rear of the house. This remarkable space is flooded with natural light from expansive bay windows that perfectly frame views of the garden, while French doors provide seamless access to the outside.

The kitchen itself is set slightly to the side via an attractive arched opening and is well-appointed with a range of wall and base units, generous worktop space, and integrated appliances.

To the front, there are two well-proportioned double bedrooms, both featuring impressive floor-to-ceiling bay windows that further enhance the sense of light and space.

The accommodation is completed by a luxurious, fully tiled shower room, fitted with a walk-in enclosure, wall-hung wash hand basin, contemporary WC, heated towel rail, and a frosted window allowing for natural light and ventilation.

Externally, the property boasts an extraordinary private rear garden measuring approximately 70ft by 48ft.

Thoughtfully landscaped, it features a central lawn bordered by mature planting, shrubs, and trees, with a walled boundary to the street side and convenient side return access—offering a rare sense of privacy and tranquillity for such a central location.

This truly unique home combines grand proportions, stunning outdoor space, and timeless period features, making it a rare and highly desirable offering in one of Forest Hill's most sought-after positions.

Honor Oak Road is a residential road that is very popular with young families and there are a number of Ofsted highly rated schools locally such as Horniman primary and Fairlawn Primary School which is just down the road.

Horniman Museum and Gardens are a short stroll away, providing a lovely area for children to play as well as a weekly farmers'



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market and café.

Honor Oak Road is conveniently flanked by Forest Hill on one side and Honor Oak Park on the other, both areas offering a bustling array of shops, bars, cafes and restaurants for all ages.

The nearest station is Forest Hill which is about 0.5 miles or a 10 minute walk and Honor Oak Park station is almost an equivalent distance. Both have the efficient Overground service and National Rail to London Bridge.

East Dulwich and Peckham Rye are also close by, providing further opportunities for independent shopping and entertainment, with their numerous bars, restaurants and arts and a cinema.

### Property features

- An incredible two double bedroom maisonette is rich in period elegance, character, and charm
- Offers approximately 1,029 sq ft (95.8 sqm) of beautifully presented accommodation, recently redecor
- Occupying the entire ground floor of an imposing detached Victorian residence
- Character, charm, period features, high ceilings, cornicing, bay windows and fireplaces
- Massive private rear garden 70ft x 48 ft!
- Huge 9m wide reception room
- Fully fitted integrated kitchen
- Luxurious shower room
- Heart of Forest Hill close to amenities and the station
- Close to amenities, open green spaces such as Horniman Gardens and a selection of excellent schools



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## Honor Oak Road

Approximate Gross Internal Area = 95.8 sq m / 1029 sq ft

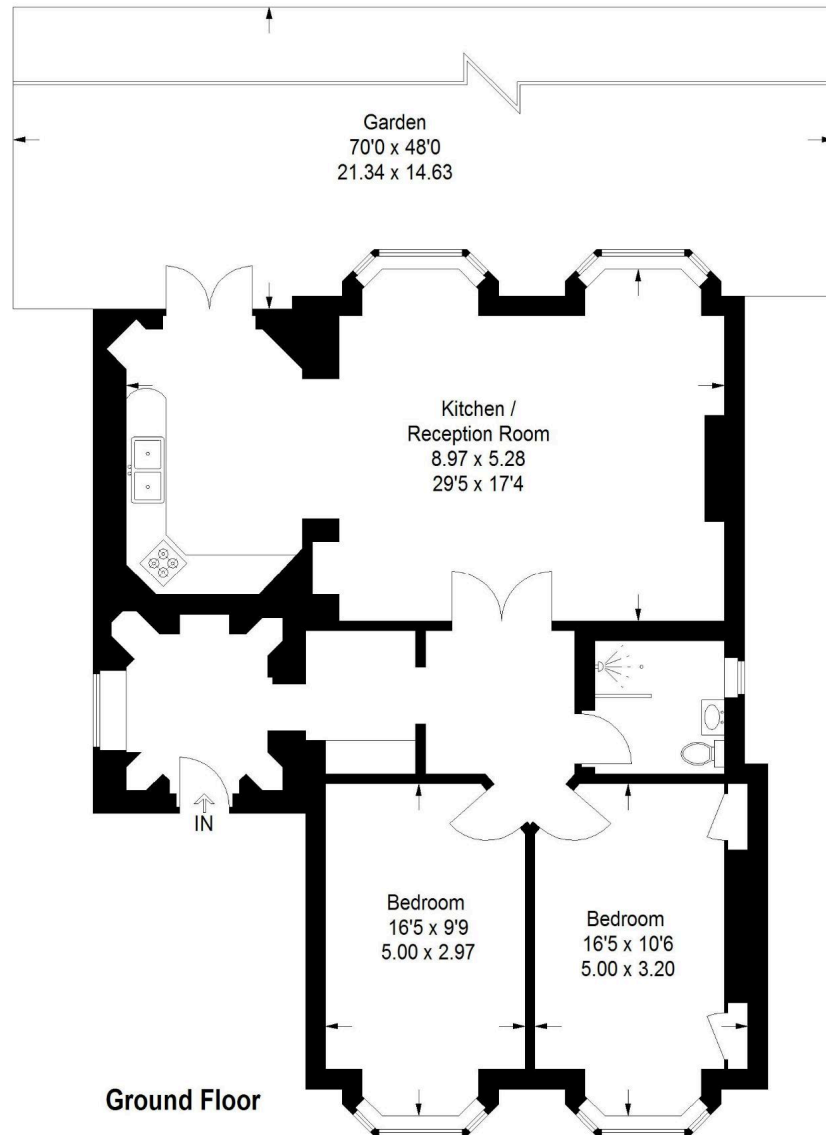


Illustration for identification purposes only,  
measurements are approximate.  
Drawn for Pickwick Estates.



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