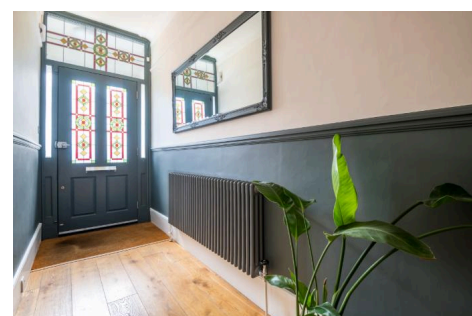


35, Elsinore Road, SE23 2SH · 5 bedroom House

£1,250,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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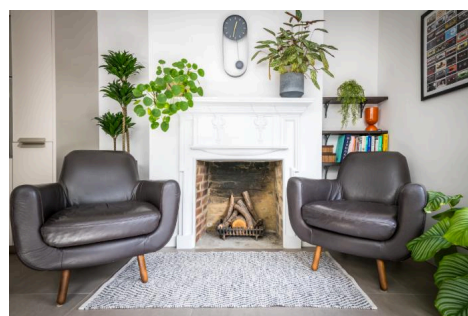
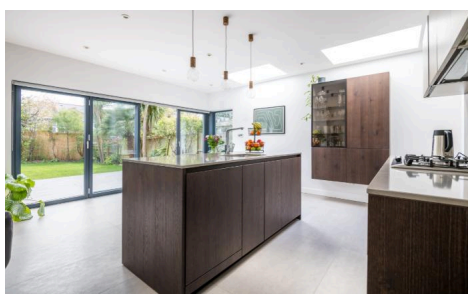
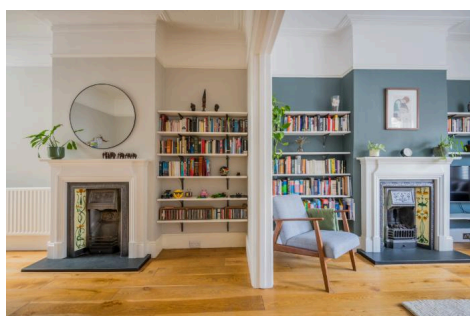
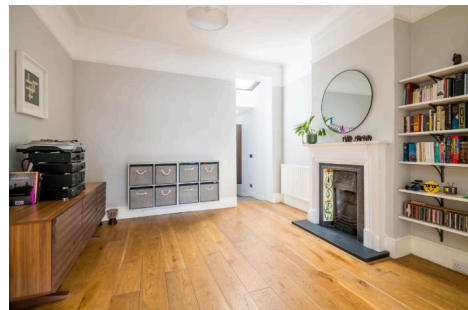
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Property description



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An exceptional five-bedroom, two-bathroom Victorian family home, ideally positioned on the highly sought-after Elsinore Road in the heart of Forest Hill, SE23.

This handsome red-brick property offers striking kerb appeal, enhanced by a beautifully restored façade, elegant front door and private off-street parking—an increasingly rare and valuable feature in this location.

Set behind a charming frontage, the house immediately impresses with its elegant proportions and abundance of natural light. Having been meticulously maintained and significantly enhanced by the current owners over the past 11 years, the property effortlessly blends timeless period character with contemporary design and high-specification finishes throughout.

The ground floor is truly the heart of the home, centred around a spectacular full-width rear extension. This outstanding open-plan kitchen, dining and living space has been thoughtfully designed to create a seamless connection between inside and out. Expansive aluminium bi-folding doors span the width of the rear, opening onto a generous decked terrace and beautifully landscaped garden—perfect for both entertaining and relaxed family living. The garden itself is a tranquil, private oasis, framed by mature planting including palms and an established apple tree, with a well-maintained lawn and defined seating areas offering year-round enjoyment.

Internally, the kitchen is a sleek Italian-designed Euromobil installation, combining clean lines with premium integrated appliances, generous storage, and a large central island. Underfloor heating and porcelain tiled flooring add a sense of luxury and practicality, while the recessed structural steel allows for uninterrupted ceiling lines and a wonderfully open feel.

To the front of the house, a superb double reception room provides a more formal yet inviting setting, featuring wood flooring, two beautiful period fireplaces, and a large square bay window fitted with plantation shutters, all complemented by calm, elegant décor.

Across the upper floors, five well-proportioned bedrooms are arranged over two levels, offering excellent flexibility for families of all sizes.

The principal bedroom occupies the full width of the front of the house, enjoying an abundance of natural light from three large windows with plantation shutters, alongside wood flooring and a charming feature fireplace.

The loft conversion, completed in 2019, creates an impressive top floor with bespoke glazing and elevated views, ideal as a guest suite or alternative principal bedroom.

Two stylish bathrooms serve the home, both finished to a high standard and benefitting from underfloor heating.



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The property retains a wealth of original Victorian features, including high ceilings, intricate detailing, and a collection of antique fireplace surrounds, which sit perfectly alongside modern upgrades such as double glazing, updated roofing, and extensive rewiring.

Externally, the landscaped rear garden has been carefully curated to provide both beauty and functionality, with composite decking, mature borders, and a peaceful, secluded atmosphere. A covered side return adds valuable storage and practicality, while the off-street parking to the front further enhances the home's appeal.

Located on a friendly, community-focused street, the property benefits from a welcoming neighbourhood atmosphere, with long-standing residents and a popular local WhatsApp group.

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 is served by several highly regarded schools, including Dalmain, Kilmorie, St William of York, and the renowned St Dunstan's College. Nearby high streets—Honor Oak Park, Brockley Rise, and Forest Hill—offer a vibrant mix of 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 green space and panoramic views across London.

This is a rare opportunity to acquire a truly turn-key Victorian family home of exceptional quality, offering space, style, and comfort in one of South East London's most desirable locations.



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Property features

- Exceptional five bedroom Victorian family home
- Spectacular full width rear kitchen extension
- Double reception room
- Two modern luxurious bathrooms and a downstairs guest WC
- Offering 2140 sqft of floor space
- Beautifully landscaped rear garden
- Double glazing throughout
- Beautifully restored period features, character and charm
- Close to amenities, green open spaces and a selection of highly rated schools
- Close to Forest Hill, Honor Oak Park and Catford stations



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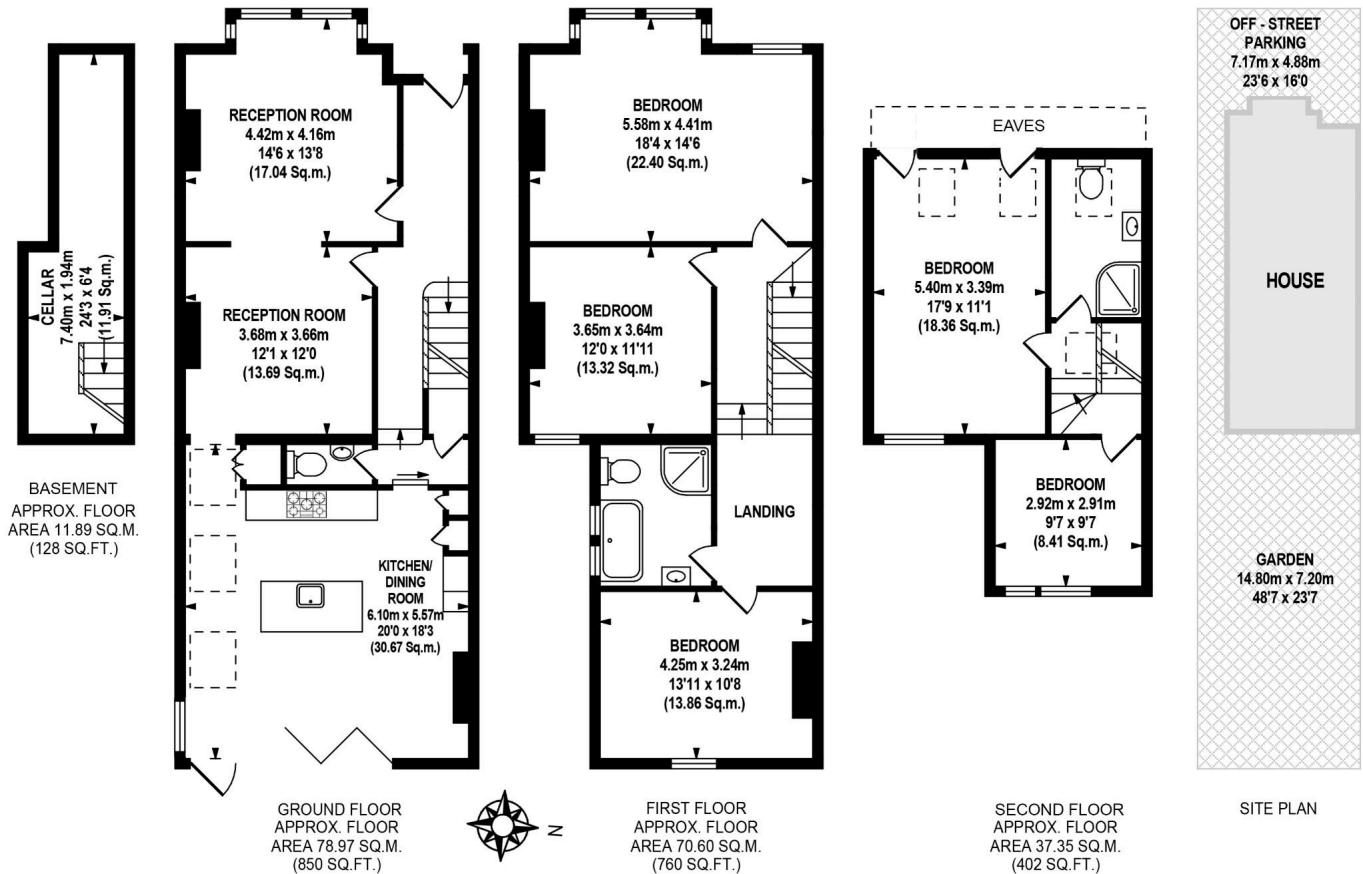
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Elsinore Road SE23



TOTAL APPROX. FLOOR AREA 198.81 SQ.M. (2140 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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