



Forest Hill Road SE23  
OIEO £2,000,000

0208 702 9444  
[pedderproperty.com](http://pedderproperty.com)

**pedder**







# In general

- Planning granted for an additional 4 bed house
- Current house set over 3,000 Sq Ft
- Four reception rooms
- Three bathrooms
- Six double bedrooms
- Detached house
- 32ft Kitchen/dining room
- Italian marble flooring
- Front and rear gardens with side access.
- Close to excellent transport links

# In detail

A truly remarkable six double bedroom detached house, set over 3,000 Sq Ft for sale on the borders of Forest Hill, Honor Oak and East Dulwich. The property is also being sold with a plot of land to the side which has been granted planning permission for a large four bedroom house of approximately 1,900 Sq Ft.

This wonderful home is finished to an incredibly high standard throughout and comprises of four reception rooms, an additional 32Ft x 20Ft kitchen/dining room, grand entrance hallway, three bathrooms, six double bedrooms of which the master boasts a large dressing room, a separate WC and a private rear garden with side access. Just a few of the features this property benefits from include a beautiful view of the London skyline, solid Crema Marfil Italian marble throughout the whole ground floor, exposed brickwork, underfloor heating system, acoustic double glazing, wooden shutters, various period features including very high ceilings, cornicing and original doors, Moon Rock marble worktops in the kitchen, a bespoke solid oak staircase and so much more.

The property is situated approximately just 0.4 miles to Honor Oak Park station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs. EPC: D.

Viewings are highly recommended and available now, call the Pedder Forest Hill sales team to arrange a viewing today.



# Floorplan

## Forest Hill Road, SE23

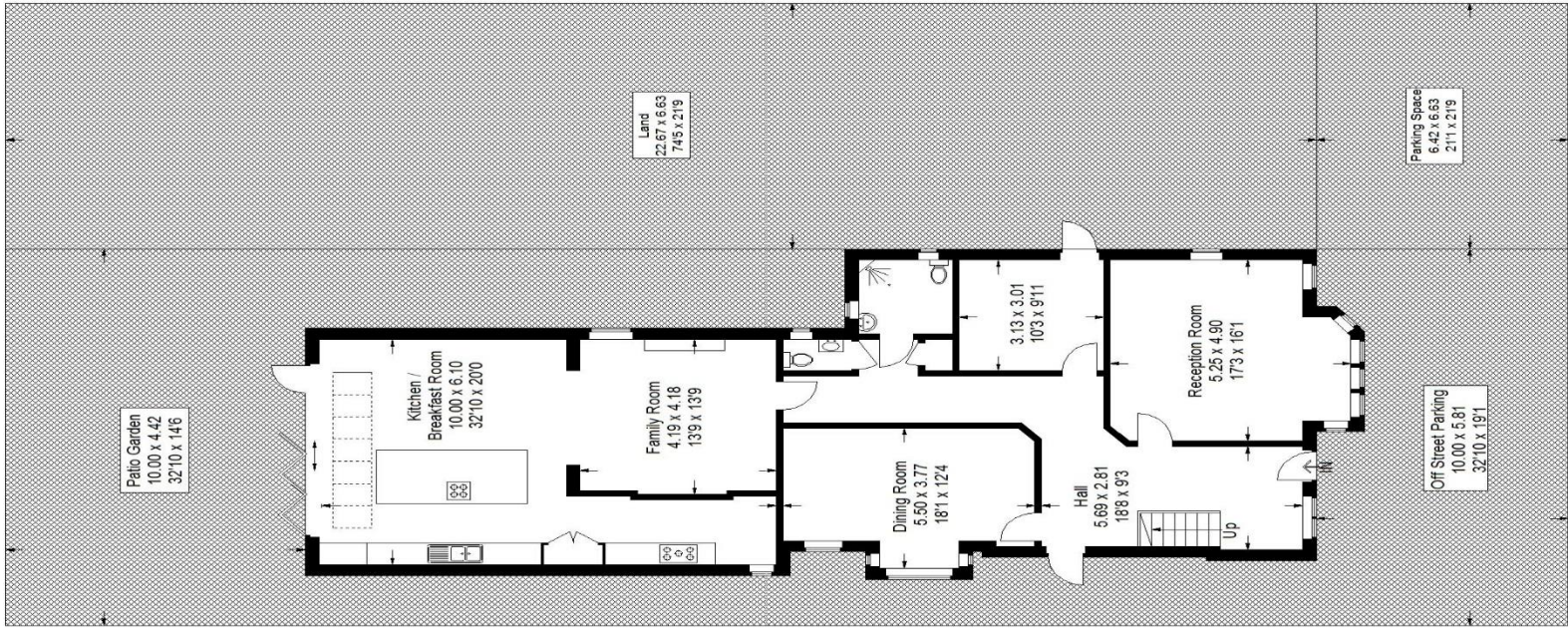
Approximate Gross Internal Area

Ground Floor = 105.06 sq m / 1131 sq ft

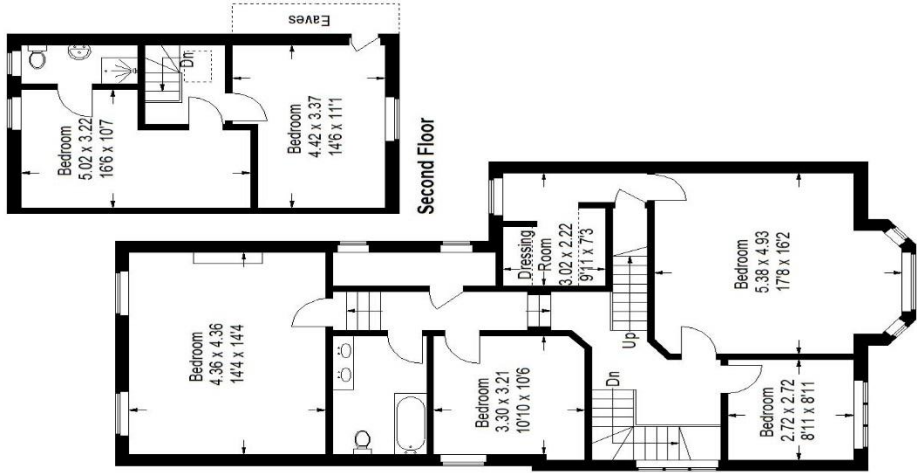
First Floor = 146.32 sq m / 1575 sq ft

Second Floor = 35.20 sq m / 379 sq ft

Total = 286.58 sq m / 3085 sq ft



Ground Floor



First Floor

□ = Reduced headroom below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	78   C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.