



Canonbie Road SE23  
OIEO £1,750,000

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# In general

- Online video tour and in person viewings available
- 110ft X 70ft west-facing garden
- Breath-taking views of London
- Spacious front reception room
- Utility room
- Five bedrooms
- Two en-suites
- Kitchen/dining room
- Off street parking
- Offered chain free

# In detail

A truly stunning five bedroom double fronted Victorian house for sale on the sought-after Canonbie Road with a huge 110ft west-facing rear garden and south facing vegetable plot.

Set on the borders of East Dulwich and Forest Hill, boasting almost 3,000 Sq Ft, this incredible family home comprises a spacious front reception room complete with square bay window, original cornice work and fire surround. A kitchen/dining/family reception room leads directly to the beautiful rear garden. Utility room and downstairs WC off the kitchen lead to the vegetable garden. Completing the ground floor is a study/office/3<sup>rd</sup> reception. The first floor comprises 4 double bedrooms (one en-suite) and a family bathroom. The large top bedroom has an en-suite bathroom and a balcony with breath-taking views over the city of London. The basement area comprises a utility/kitchen area, reception area, boiler room with a new Worcester boiler. W.C. and 2 rooms currently used as a music studio. Further benefits include off-street parking for 2 cars, plenty of storage, underfloor heating on 3 floors, double glazed sash windows, fitted wardrobes and an integrated vacuum system. In the rear garden are established mulberry, apple & plum trees and so much more.

The property is situated approximately just 0.6 miles to Honor Oak Park Station and is located within close proximity to Forest Hill, offering excellent transport links into London Bridge, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and parks. Offered chain free. EPC D.

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



# Floorplan

## Canonbie Road SE23

Approximate Gross Internal Area

Basement = 61.00 sq m / 656 sq ft

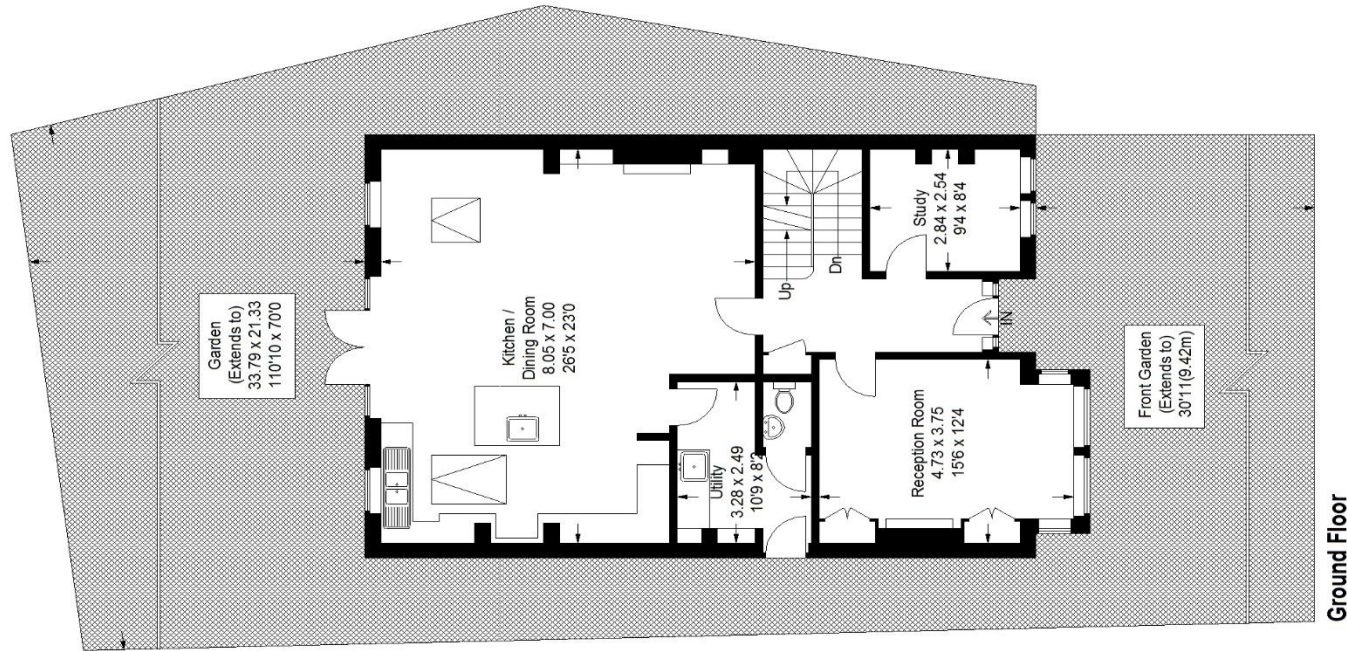
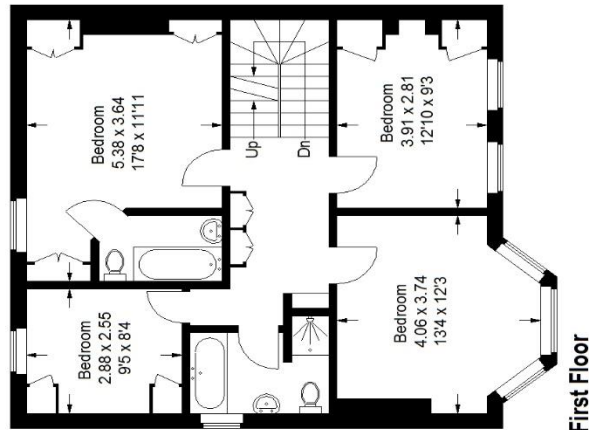
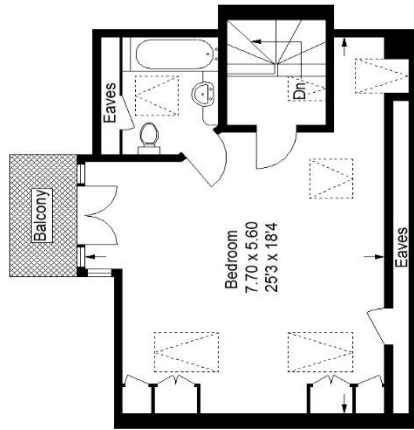
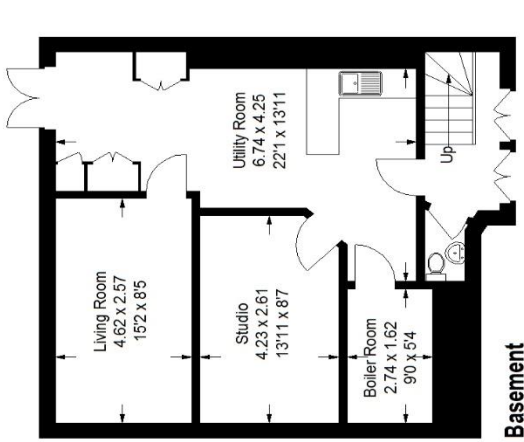
Ground Floor = 98.6 sq m / 1061 sq ft

First Floor = 71.5 sq m / 770 sq ft

Second Floor (Excluding Eaves)

40.4 sq m / 435 sq ft

Total = 271.5 sq m / 2922 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	79   C
39-54	E		
21-38	F		
1-20	G		

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