



Alexandra Road, SE26  
£1,400,000

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# In general

- Gorgeous semi detached Victorian home
- Through reception
- Kitchen / breakfast / family room
- 94ft garden
- Four bedrooms
- Two bathrooms
- Park views
- Excellent transport links

# In detail

Overlooking Alexandra Recreation Grounds, this superb four bed, two bath semi-detached Victorian home enjoys a wonderful 94ft garden and beautiful features throughout. Period proportions and a playful use of materials, textures and colour has resulted in a home that is wonderfully rich in character. Original wood floors have been thoughtfully restored throughout the property, the electrics are new and the whole property has been renovated to a very high standard. The property is one of south London's most popular location houses with brands from Smythson and Bloom and Wild to the BBC shooting here.

The through reception is loosely divided into two halves by original wooden concertina doors. The front reception provides a lounge area illuminated by a large bay window with park views; decorated in powdery hues the space feels soothing. The connecting rear reception invites and envelops you into the evening with dark walls and a bar area as well as wiring ready to use as a cinema room.

The kitchen / dining area has been opened up with two sets of 3m wooden bifold doors to the back and side to fill the space with south facing light. It has been arranged with hosting in mind with a sociable large island, dining space and a wraparound opening to the decking and veranda. An elevated kitchen area benefits from a range of bespoke English cabinetry finished in Farrow and Ball's Dix Blue. There is a large built in pantry and fridge/freezer, a Quooker hot water tap and the quartz worktops and splashback create a seamless finish.

The space opens into the beautifully landscaped garden of 94ft. The owners have created a series of spaces which lends itself well to socialising, relaxing and playing. The raised deck is a natural extension to the living space, as is the glass covered side veranda for a cooler spot to retreat. It is also a garden rich in a variety flowering perennials, herbaceous beds and borders and mature trees including a beautiful large olive tree and palm.

Upstairs the large primary bedroom with views across the park is pure luxury and creates the feeling of a countryside retreat. The owners have fitted a gorgeous roll top bath positioned to take full advantage of the wonderful green views. There are two further double bedrooms and a small bedroom currently used as an office. The family bathroom is a truly indulgent space, with a duo bathtub that fits the whole family and walk in shower finished in stunning pink marble and aged brass fittings, which will patina over time.

Alexandra Road is a highly sought after residential road; it has views across the recreation ground and isn't overlooked by other properties. The children's play park is a one minute walk away and a short walk takes you to a number of amenities including restaurants, well-regarded schools and the excellent transport links that this part of South East London is known and loved for. Houses of this calibre and in this location very rarely come to market and should be viewed to be fully appreciated.

EPC: D | Council Tax Band: F



# Floorplan

Alexandra Road, SE26

Approximate Gross Internal Area  
147.8 sq m / 1591 sq ft



⋯ = Reduced headroom below 1.5 m / 50

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Score	Energy rating	Current	Potential
92+	A		92 B
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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