



Kirkdale, SE26 | Guide Price £1,700,000

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# In General

- Built circa 1835
- Huge garden and grounds
- Carriage driveway with electric gates
- 22ft garage/workshop
- Potential to extend STPP
- Wonderful views
- Private setting
- Popular location
- Ground floor WC
- Two bathrooms

# In Detail

An incredibly enchanting home, built circa 1835, with thoughtful design and privacy, for sale on the borders of Upper Sydenham, Forest Hill.

This remarkable home has been completely refurbished with an abundance of light and detail that flows throughout the property, while retaining many original architectural aspects, offering character and historical charm.

Set behind electric double gates, you are greeted by a peaceful, landscaped garden complete with a carriage driveway, mature fruit trees, a dedicated secluded seating area, lower vegetable garden, koi fishpond, large garage/workshop, fire-pit, tree-house and much more.

The ground floor comprises a bright and spacious 27ft reception room, a large kitchen/dining area featuring a wood burner, modern fittings, an integrated fridge-freezer, practical WC, and a pantry with convenient access to the side of the property. The fully functional basement level, currently used as a spacious bedroom with private WC, offers a versatile living space, boasting a utility room and direct access to the private garden, allowing seamless indoor-outdoor living.

The first floor comprises three bedrooms, both with views overlooking the garden and skyline, a third bedroom that could comfortably be used as a home office, a modern shower room, and a luxurious main bathroom featuring a freestanding bath. There is also potential to extend (STPP).

The property is approximately 0.5 miles from Sydenham Station and 0.7 miles from Forest Hill Station, offering excellent transport links to London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington, and many other locations across London. It is also very well located for access to various local amenities, including outstanding schools, a variety of parks, restaurants, supermarkets, coffee shops, cafés, and gastropubs.

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

EPC: D | Council Tax Band: G



# Floorplan

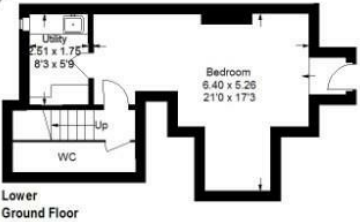
## Kirkdale, SE26

Approximate Gross Internal Area  
189.2 sq m / 2037 sq ft  
Garage = 30.4 sq m / 327 sq ft  
Total = 219.6 sq m / 2364 sq ft

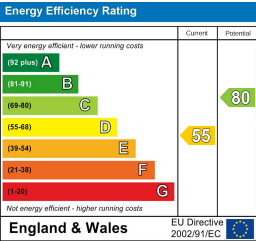


Ground Floor

First Floor



Lower Ground Floor



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