



CLYDE VALE

Forest Hill, SE23



DISTINCTIVE AND BEAUTIFULLY APPOINTED

This three-bedroom property is a contemporary conversion of a 19th-century meeting hall, offering over 2,100 sq ft of versatile living space arranged across four floors.



3



2



2

EPC

TBC

Local Authority: London Borough of Lewisham

Council Tax band: E

Tenure: Freehold

Guide Price: £1,325,000



CLYDE VALE

The ground floor features a generous open-plan kitchen, dining and reception area with direct access to a landscaped terrace garden, complete with a practical external storage area.

On the first floor, a bright secondary reception space with a built-in study nook is enhanced by wonderfully high ceilings and abundant natural light. A stylish shower room is also located on this level.

The second floor hosts two well-proportioned bedrooms, each with integrated storage, separated by a hallway with gallery windows that overlook the reception room below.

Occupying the entire third floor, the impressive principal suite boasts soaring ceilings, a bathroom with a separate tub and walk-in shower and access to a private balcony.









Approximate Gross Internal Area = 202.91 sq m / 2184 sq ft (Excluding Eaves and External Storage)
 Eaves and External Storage = 10.13 sq m / 109 sq ft
 Inclusive Total Area = 213.04 sq m / 2293 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Jay Davis
020 3815 9410
jay.davis@knightfrank.com

Knight Frank Dulwich
1C Calton Avenue
SE21 7DE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.