



Woolstone Road, Forest Hill **SE23**





Description

A charming six bedroom Victorian home built in 1880, spanning an impressive 3,068 sq ft, this elegant property is filled with original features, including an exquisite stained glass front door, ornate cornicing, original fireplaces and high ceilings throughout. Upon entering, you are greeted by a spacious hallway, leading to three generously sized reception rooms, two with feature fireplaces and one with a wood burning stove. The kitchen and conservatory sit at the rear of the property and open out onto a vast private garden. The ground floor is complete with a utility room / spa area as well as a ground floor cloakroom.

Spread across the first and second floor are six well proportioned, bright and airy bedrooms including an impressive principal suite with a dressing room and en suite shower room. All bedrooms benefit from a sizeable family bathroom on the first floor. The property has plenty of potential to extend and improve further, subject to the usual planning consents.

Location

This property is superbly located for the vibrant cafes, restaurants and shops in Forest Hill and nearby Honor Oak. The renowned Horniman Museum and Gardens are just a short walk away, offering a scenic outdoor space.

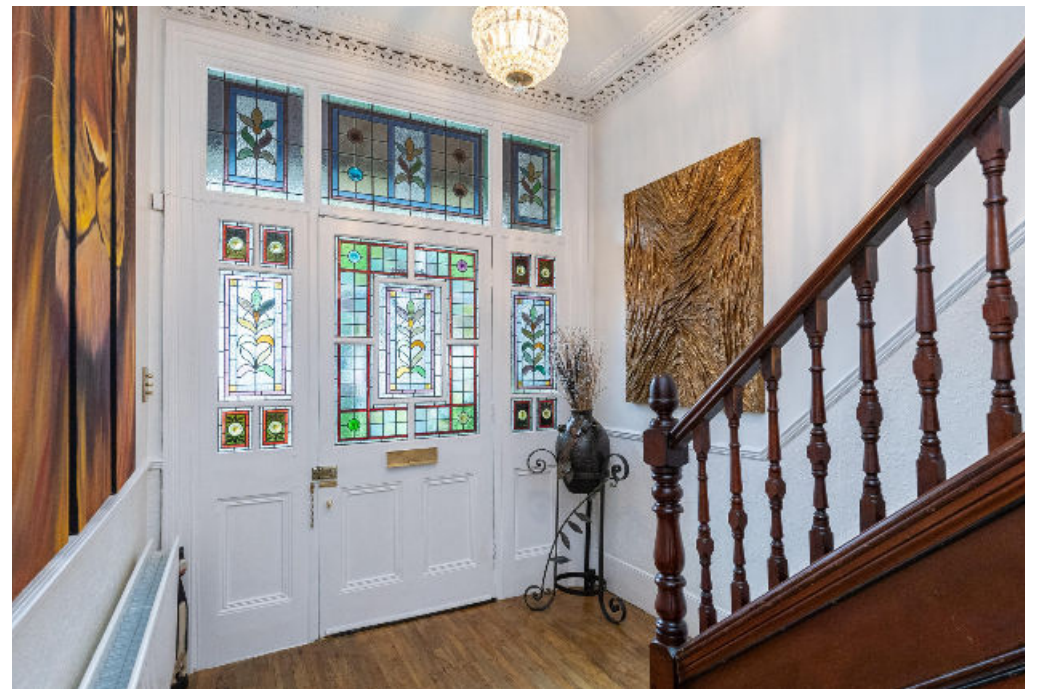
A variety of highly regarded primary and secondary schools are within close proximity, including Kilmore Primary School (Ofsted rated 'Outstanding'), Dalmain Primary School, Forest Hill School and Sydenham School. Independent schools such as Dulwich College, Alleyn's School, and James Allen's Girls' School are also easily accessible.

For transport, Forest Hill Station (0.5 miles) provides London Overground and Southern Rail services to London Bridge, Shoreditch High Street, and Victoria. Additionally, Honor Oak Park Station (0.8 miles) offers Overground services to Canada Water, Shoreditch High Street and Highbury & Islington. Catford Station and Catford Bridge Station (1.5 miles) provide additional National Rail services to Blackfriars, St Pancras and London Bridge. All distances are approximate.

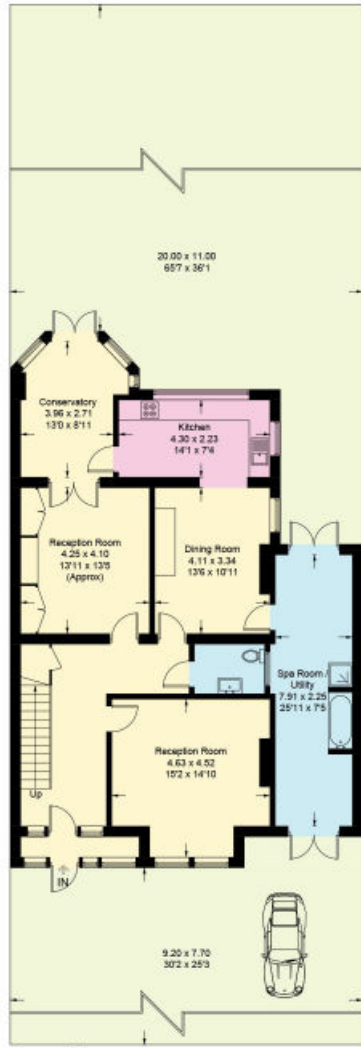
Tenure: Freehold EPC: E Council Tax Band: G

Local Authority: Lewisham Council









Ground Floor

Guide Price £1,600,000

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Approximate Gross Internal Area = 260.1 sq m / 2800 sq ft

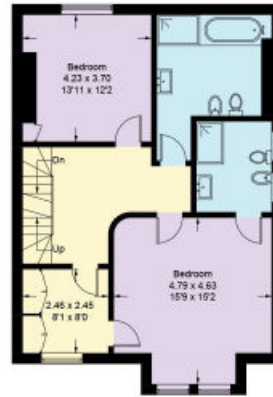
Cellar = 8.3 sq m / 89 sq ft

Studio = 16.6 sq m / 179 sq ft

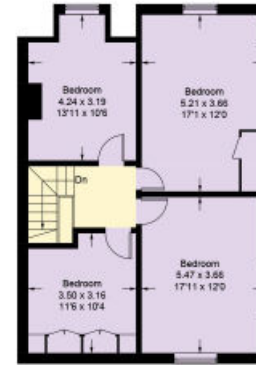
Total = 285.0 sq m / 3068 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



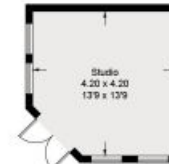
First Floor



Second Floor



Cellar



(Not Shown In Actual Location / Orientation)

Knight Frank
Dulwich
1c Calton Avenue
SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more

Georgia Jakstys
020 3815 9415

georgia.jakstys@knightfrank.com

Chica Lambert
020 3815 9416

chica.lambert@knightfrank.com



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.

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