

Duncombe Hill, SE23 (1 bedroom Flat)

£475,000



ALPS Estates Ltd trading as Pickwick  
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*These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.*





## property description

VIEWING DAY - SATURDAY 26TH FEBRUARY. Situated at the rear ground floor of an imposing Victorian mansion in Honor Oak Park, this unique one-bedroom maisonette has been given a back-to-the-brick remodel by the current owner, turning it into an airy and design-led open plan space. It is truly spoiled for outside space with a large private walled garden, six metre long sun terrace, and direct access to one of London's rare private parks. A short stroll brings you to the area's many cafes, restaurants and bars, creating a marked contrast to the secluded feel of the home. The Tour The private entrance can be found by first passing through the sheltered walled garden, opening into a sizable porch with plenty of room for bikes. The porch opens into dramatic 3.5m ceilings with quality engineered oak underfoot. This home is characterised by its volume and cleverly zoned spaces. Layouts have been approached with great care and the large open-plan space feels like a series of rooms without walls. At its heart is the beautifully symmetrical kitchen, contrasting solid oak work...

## property features

- Unique and beautifully styled SOUTH FACING one bedroom garden maisonette
- Rear ground floor of an imposing Victorian mansion
- Private sheltered walled garden and a six metre south facing sun terrace off the bedroom
- High spec kitchen with an island
- Direct access to a private communal park that is only accessible to surrounding residents
- Private entrance leads to a large porch area, handy for storage and bikes
- Open plan living, dining and kitchen area
- Smart and modern bathroom with floor to ...



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