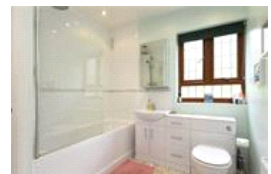
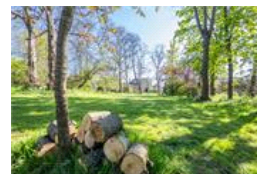
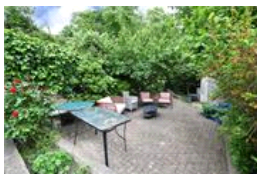


Duncombe Hill, SE23 (3 bedroom House)

£875,000 (OIEO)



## property description

A rare opportunity to acquire this attractive mid-century three-bedroom family home with direct access to one of South East London's most magical hidden gems — a private residents-only park. The property is truly spoiled for outside space, offering a generous front driveway and a beautifully landscaped SOUTH-FACING rear garden with a gate opening directly onto the extraordinary four-and-a-half-acre Brockley Hill Park. Completely unique in London, this private park is accessible only from the gardens of the surrounding roads and provides an exceptional sense of community and tranquillity. Residents enjoy a recently refurbished tennis court, community vegetable garden, firepit area and an a...

## property features

- Attractive mid-century three-bedroom family home
- Direct access to one of South East London's most magical hidden gems — a private residents-only park
- Large driveway with space for two cars
- Double reception room
- Kitchen dining room extension
- Potential to extend into the loft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

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