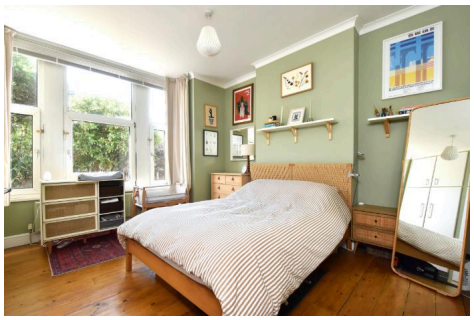
Vancouver Road , SE23 2AF · *1 bedroom Flat*

£450,000









ALPS Estates Ltd trading as Pickwick Estates

47 Honor Oak Park, Honor Oak, London SE23 1EA · 020 3397 1166

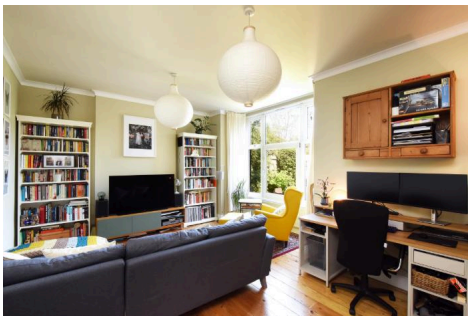
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View this property online: pickwickestates.com/detail/4743/SE232AF_vancouver-road.htm

These property details are believed to be correct but their accuracy is not guaranteed and they do not form part of any official contract.

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Property description

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Occupying the entire ground floor of a handsome exposed brick Victorian semi-detached house, this exceptional one-bedroom garden flat is offered with a share of the freehold and boasts a magnificent landscaped 50ft private rear garden, generous living accommodation and an abundance of original period character.

Set on a substantial plot, the property enjoys ownership of a beautifully landscaped private rear garden, together with a private hedged front garden and gated side access that wraps around the house, creating an exceptional sense of privacy and outdoor space rarely found with a one-bedroom apartment.

To the front of the property is an impressive double bedroom featuring high ceilings, exposed original floorboards, bespoke fitted wardrobes and an elegant double-glazed bay window that fills the room with natural light.

The outstanding reception room measures over 16ft in width and provides a superb entertaining space, complete with exposed original floorboards and a square bay window enjoying delightful views across the rear garden.

To the rear of the property is a spacious open-plan kitchen/dining room with direct access to a large cellar, providing excellent additional storage. The contemporary kitchen, fitted in recent years, offers an excellent range of wall and base units, solid wooden worktops and stylish metro-tiled splashbacks. There is a separate utility area housing the washing machine and tumble dryer. Additional base units, together with an integrated oven, hob and extractor hood, provide further storage and preparation space. The dining area sits perfectly in front of French doors that open directly onto the rear patio, creating a wonderful indoor-outdoor entertaining space.

The accommodation is completed by a fully tiled shower room featuring a generous walk-in shower enclosure, wall-mounted wash hand basin and fitted storage cupboards, together with a separate WC. Both rooms benefit from frosted windows providing natural light and ventilation.

The gardens are undoubtedly one of the property's standout features. Beautifully landscaped and thoughtfully designed, the private front and approximately 50ft rear gardens provide several seating areas to enjoy throughout the day. Immediately outside the dining room is a generous courtyard patio, ideal for al fresco dining, leading onto a beautifully maintained lawn surrounded by an abundance of mature shrubs, trees and flowering plants. At the far end of the garden, a second secluded patio enjoys sunshine for much of the day and is complemented by a useful garden shed.

Vancouver Road is a highly sought-after residential street, ideally positioned for excellent transport links, highly regarded schools and an abundance of green open spaces. Forest Hill (0.59 miles), Catford (0.64 miles) and Honor Oak Park (0.72 miles) stations provide regular services to London Bridge, Shoreditch, Highbury & Islington, together with Thameslink connections to Blackfriars, Farringdon and St Pancras International.

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The area is well served by a number of highly regarded schools, including Dalmain Primary School, Kilmorie Primary School, St William of York Catholic Primary School and the renowned St Dunstan's College.
Residents also enjoy easy access to the vibrant high streets of Forest Hill, Honor Oak Park and Brockley Rise, offering an excellent selection of independent cafés, restaurants, pubs, boutiques and fitness facilities. Nearby green spaces include Blythe Hill Fields, One Tree Hill and the beautiful Horniman Gardens, all within walking distance and providing wonderful outdoor recreation together with far-reaching views across London's skyline.

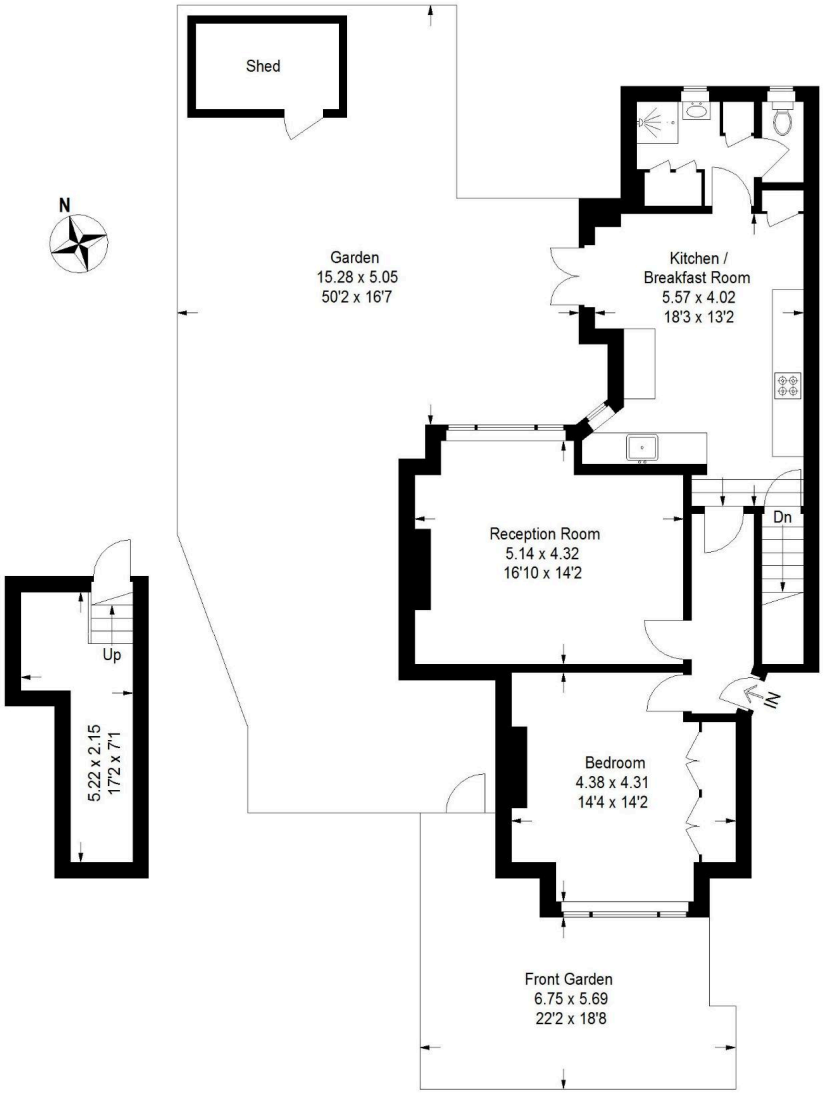
Share of Freehold

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Vancouver Road



Approximate Gross Internal Area (Excluding Shed)
84.0 sq m / 904 sq ft

Illustration for identification purposes only,
measurements are approximate.
Drawn for Pickwick Estates.

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