STANFORD
ESTATES
www.stanfordestates.london

4 bedroom

£799,950

Duncombe Hill, Honor Oak Park

Read all about it....

A stunning maisonette with versatile accommodation over two spacious floors and some unique features that could be ideal for professionals and families alike. An amazing feature of this property is the upper floor with its roof terrace accessed via the fully glazed wall and doors from a substantial 30' (9m) reception space; could be perfect in these 'working from home' times with its idyllic outlook overlooking the private park to the rear or with a shower room en-suite if utilised as a bedroom. A further 4 bedrooms are on the first floor as well as another reception or dining room and bathroom all accessed from a welcoming landing space.

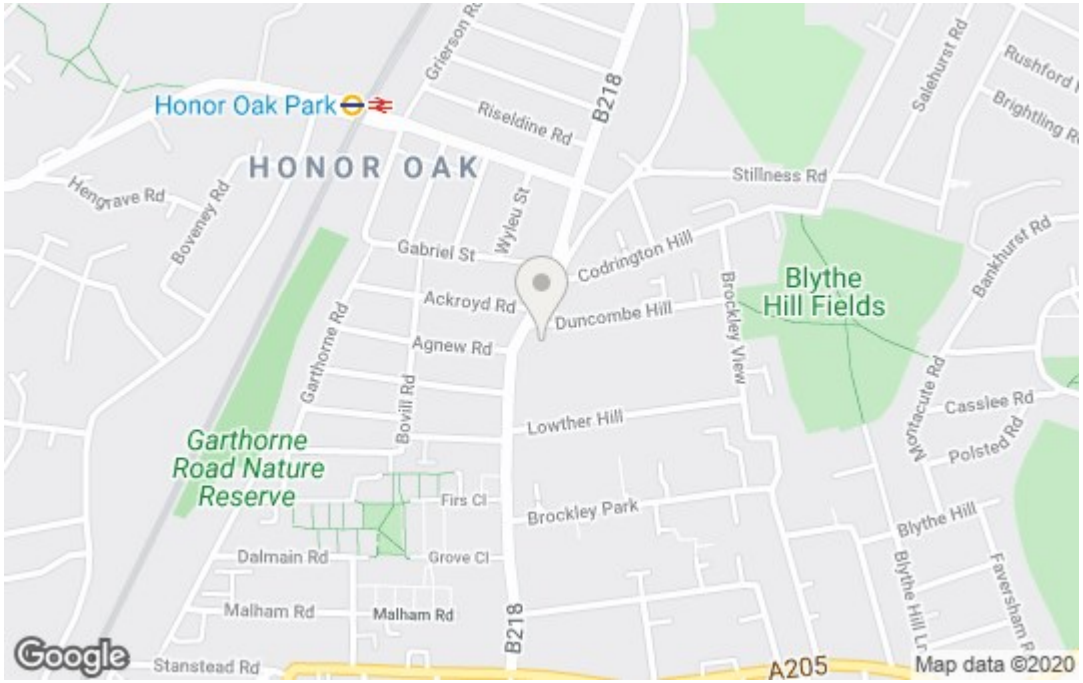
The property spans almost 1,800sqft in total and is conveniently located within walking distance of Honor Oak Park's main high street and East London Line Station. Other benefits are a share of the freehold and direct access to a private garden as well as a 4.5 acre private residents park with its own Tennis Court!!

A fabulous property, and a must view.

Approx floor area: 1786.00 sq ft

To arrange a viewing please call: **020 8699 6778**

- Exceptional Spaces
- 4 Bedrooms, 2 Receptions
- 30' Reception space with Roof Terrace
- Fabulous Kitchen/Diner
- Private garden
- Private Park & Tennis Court
- SHARE OF FREEHOLD



life is more BEARable
...with friends

GROUND FLOOR

Entrance Hall
Stairs to first floor

FIRST FLOOR

Hallway

Dining Room/Reception
16'7" x 10'2"
Double glazed bay window, radiator, cast iron fireplace, picture rail, fitted carpet.

Kitchen/Utility Room
15'8" x 12'5"
Kitchen: Matching wall & base units, worktop, tiled splashback, under-mounted sink, integrated oven, electric hob, integrated dishwasher, radiator, double glazed window to side, inset spotlights, vinyl floor.

Utility Room: Base unit, plumbing for washing machine, storage, double glazed window to side, inset spotlights, vinyl floor, door to garden.

Bedroom
15'5" x 13'8"
Double glazed bay window, two radiators, fireplace, picture rail, fitted carpet.

Bedroom
8'5" x 5'7"
Double glazed window to side, radiator, fitted carpet.

Bedroom
12'5" x 12'2"
Double glazed window to rear, radiator, fitted carpet, double door to the bathroom.

Bedroom
9'3" x 9'2"
Double glazed window to rear, radiator, two fitted wardrobes, fitted carpet.

Bathroom
12'2" x 10'1"
Three-piece white suite comprising freestanding bath, oversize wall-hung hand basin, and low-level WC, heated towel rail, walk-in shower, frosted window to side, inset spotlights, vinyl waterproof floor.

SECOND FLOOR

Reception Room
30'5" x 20'4"
Double doors to balcony, two radiators, inset spotlights, wood flooring, step up to sloped ceiling mezzanine with skylight, eaves storage, fitted carpet.

Shower Room
Skylight, shower cubicle, tiled splashback, pedestal basin, low-level WC, ceiling light, tiled floor.

Balcony
15'2" x 6'9"

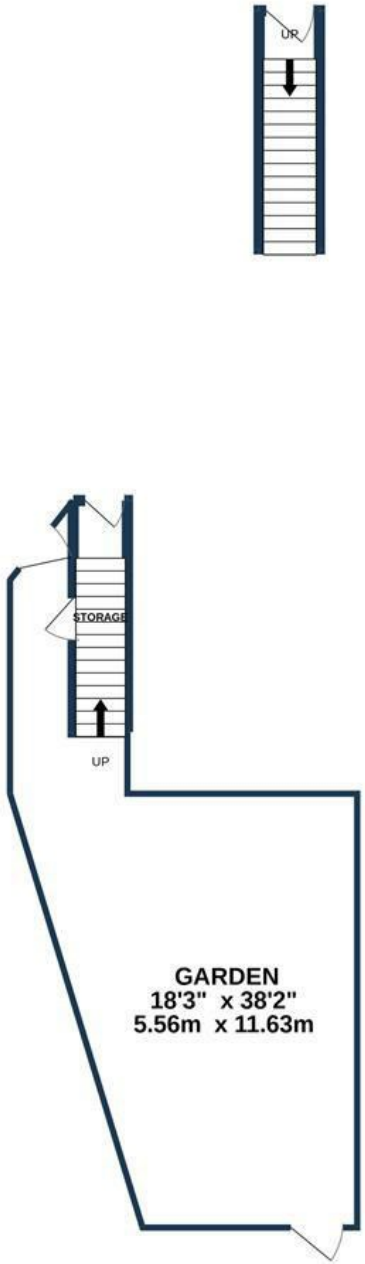
OUTSIDE

Gardens
FRONT: Space to front, potential (STP) of Off street Parking

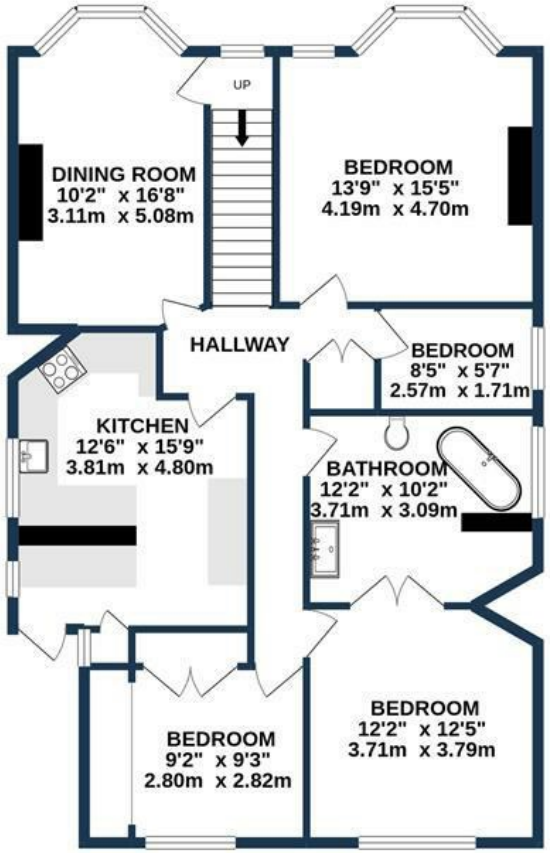
REAR: Shingle covering, gate to private park.

RESIDENTS PARK: The 4.5 Acre 'Brockley Hill Park' for residents only including tennis courts.

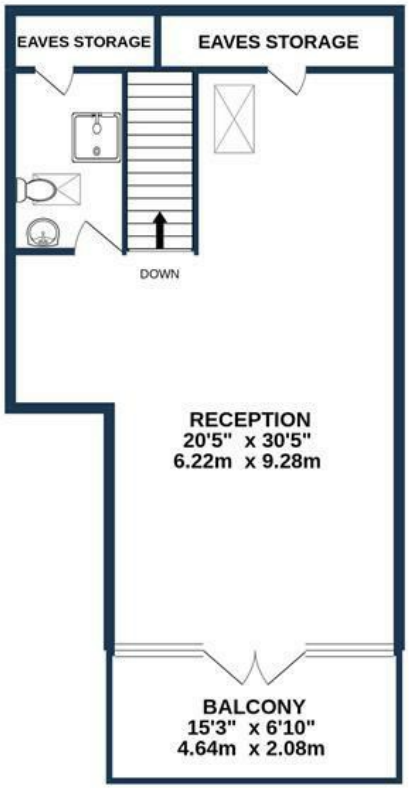
GROUND FLOOR
74 sq.ft. (6.9 sq.m.) approx.



FIRST FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



SECOND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

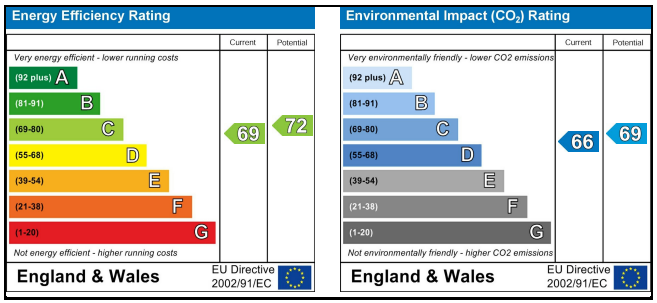


TOTAL FLOOR AREA : 1786 sq.ft. (165.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

STANFORD
ESTATES

www.stanfordestates.london

Viewer notes...

The details contained within these particulars are made available for information only. Whilst Robert Stanford Estates Limited makes every effort to ensure that information is accurate, complete and up to date, we make no representations or warranties of any kind, express or implied, about the information and as such we cannot be held responsible for omissions, errors or inaccuracies, nor for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content. Robert Stanford Estates Limited has made every effort to ensure that measurements, details and floorplans within our particulars are accurate. However, they are only an approximate general guide and the property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract. You should not regard, or take anything, within these particulars as being financial advice.
This disclaimer is governed by and to be construed in accordance with the laws of England and Wales. Any reliance you place on information within these particulars is therefore strictly at your own risk.