

1 HORNIMAN DRIVE,
FOREST HILL,
SE23



5 bedrooms | 2 en suites and 1 bathroom | balcony | roof terrace | off-street parking
| study | kitchen/diner | double reception | secluded garden | close to superb schools
| near trains and London Overground

£1,200,000



Contemporary 5 bedroom detached house with large roof terrace, balcony, kitchen/diner and fully screened garden. Almost 2000sq.ft, 2 en suites, family bathroom, downstairs W.C, wrap-around reception, study and off-street parking for 2 cars. Close to superb schools, trains/London Overground links and Forest Hill and Honor Oak centres.

This former detached Deco house has been stripped back to its original shell, rebuilt, extended and brought up-to-date by creating a fluid layout in its downstairs living space, adding two en suites and a family bathroom, fitting contemporary appliances and units in the kitchen and by completely rewiring, plumbing and plastering the building. The extensive refurbishment has added an extra storey to the house and full-height windows to both staircase landings.

The entrance hall is wide, there's a study area and a laundry room with plenty of utility space and room for an extra fridge/freezer. One remarkable feature of this house is the wrap-around double reception with a rear curved bay window and front corner window. The rear kitchen leads directly onto the dining room which has bi-fold doors leading out to a garden with a monkey tree and a laurel. There is also a downstairs cloakroom.

The first floor has a double bedroom with a triple aspect and a curved balcony that can be reached from here and from the double bedroom at the rear of the house. The rear bedroom has a double aspect and an en suite shower room, the bathroom has a thermostatic shower over the bath. On the second floor and perhaps the most exceptional feature is the terrace leading from the master bedroom. Views towards Canary Wharf, across the North Downs and over to Crystal Palace stretch to almost 270-degrees. Large enough to host a small BBQ party, the terrace is made secure by high railings. Naturally the master has a full en suite bathroom with porcelain marble-effect tiles, and the single bedroom on this floor could easily become a nursery or dressing room.

Houses on this south east London hill capture incredible views and are superbly positioned to gain entry to some of the area's best schools. Horniman and Fairlawn primary schools are very close while older children can attend The Forest Hill School or The Sydenham School. Forest Hill train station is a 10-minute walk and has regular services to London Bridge and Victoria and London Overground links to Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington. Both Honor Oak and Forest Hill centres

have excellent coffee houses, pubs and restaurants and are within walking distance as is the Sainsburys, artisan butcher and two delicatessens in Forest Hill. The Horniman Museum and Gardens is an award-winning family destination with beautiful landscaped gardens. Sydenham Woods is a 15-20 minute walk and offers a true taste of the countryside.

Horniman Drive, SE23

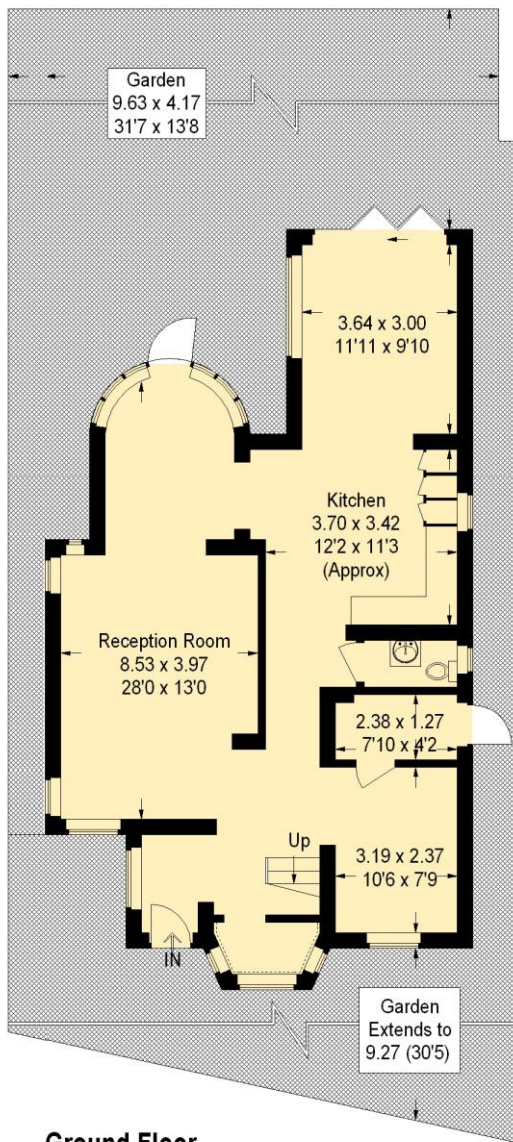
Approximate Gross Internal Area

Ground Floor = 83.5 sq m / 899 sq ft

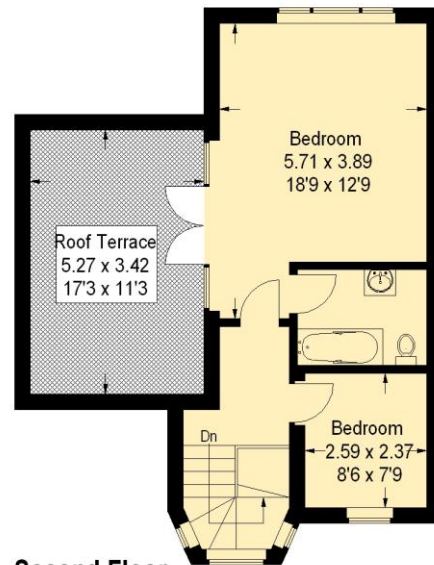
First Floor = 59.3 sq m / 638 sq ft

Second Floor = 40.8 sq m / 439 sq ft

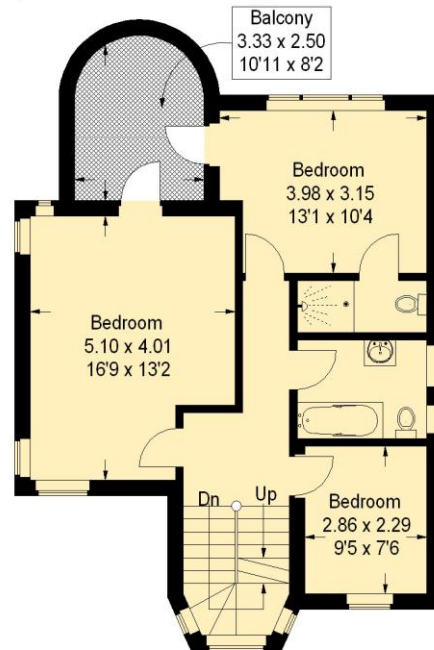
Total = 183.6 sq m / 1976 sq ft



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID176626)

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Energy Performance Certificate



1, Horniman Drive, LONDON, SE23 3BJ

Dwelling type: Detached house
Date of assessment: 08 July 2015
Date of certificate: 08 July 2015

Reference number: 8485-7423-3210-4768-2906
Type of assessment: RdSAP, existing dwelling
Total floor area: 168 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,895

Over 3 years you could save

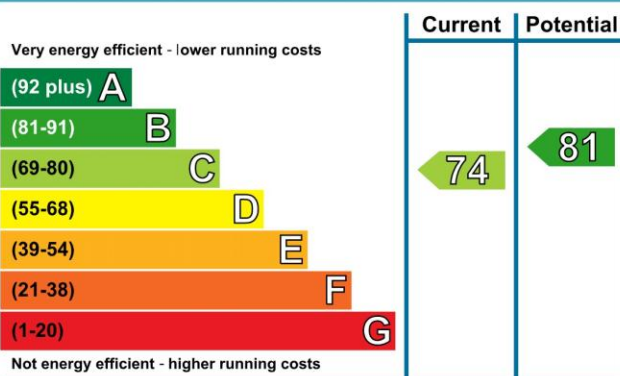
£ 159

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 252 over 3 years	
Heating	£ 2,217 over 3 years	£ 2,058 over 3 years	
Hot Water	£ 426 over 3 years	£ 426 over 3 years	
Totals	£ 2,895	£ 2,736	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 156	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 819	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.