



Perry Rise, SE23  
£1,110,000

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# In general

- Five bedroom family home
- Built circa 1883
- An abundance of period features
- A huge 85ft x 34ft rear garden
- Very well presented
- Close to transport links and amenities
- Off-street parking for multiple cars
- Garage
- Large front reception room
- Detached property

# In detail

Built circa 1883 is this incredible five-bedroom detached family home for sale with a stunning private rear garden.

Located within the Perry Fields conservation area, this beautiful property is set over 2148 Sq Ft and comprises a spacious front reception room, five bedrooms, two bathroom suites, separate kitchen, large dining room and a conservatory that leads on to a beautiful 85ft landscaped private rear garden. Further benefits include off street parking, garage, sash windows, spacious hallways with original tiling, downstairs shower room, original marble fireplace's, high ceilings, original cornicing, plenty of storage, and so much more. This incredible property has been owned by this family for many decades and has only been sold once in 90 years.

The property is approximately 0.7 miles to Forest Hill and 0.9 miles to Sydenham stations offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. across the whole of London. It is also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder Forest Hill sales team to arrange a viewing.

EPC: F | Council Tax Band: G



# Floorplan

## Perry Rise, SE23

Approximate Gross Internal Area

Ground Floor (Excluding Shed)

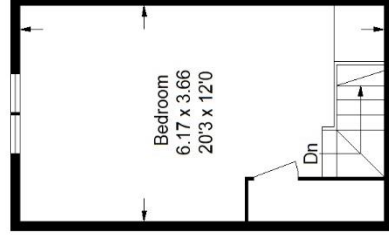
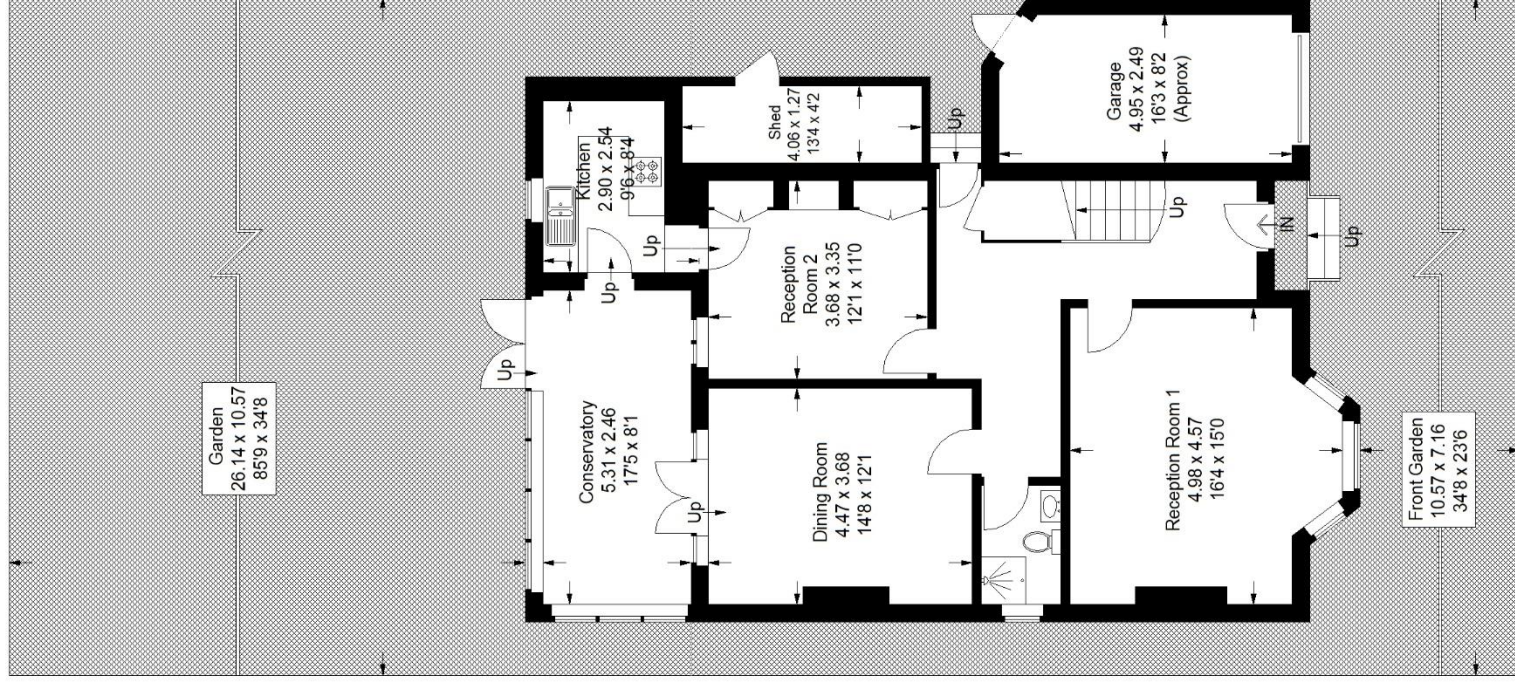
94.3 sq m / 1015 sq ft

First Floor = 70.4 sq m / 758 sq ft

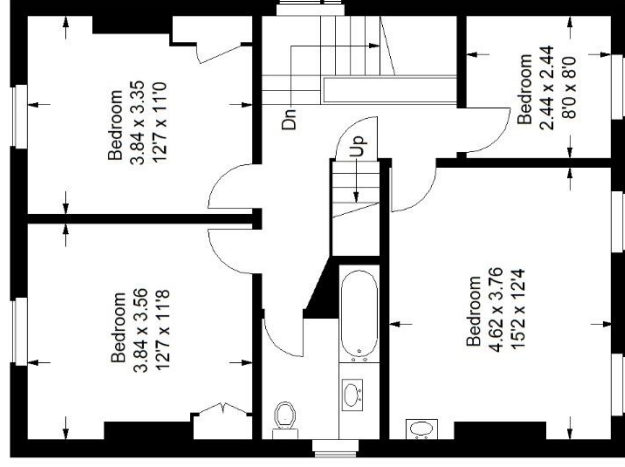
Second Floor = 22.5 sq m / 242 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 199.6 sq m / 2148 sq ft



Second Floor



First Floor

## Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		

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