

**HARVEY &
WHEELER**
ESTABLISHED 1855



RINGMORE RISE, LONDON, SE23 3DE



A four bedroom link-detached house which could be separated to become detached, built less than twenty years ago, on a good sized plot with stunning panoramic views of the London skyline. The adjacent house, No.22, is in the same ownership and these properties could be sold together. Further details on request.

The property is well situated for the amenities of Forest Hill and East Dulwich.

The house is set back from the street with a driveway that slopes down towards the property allowing access to the integral garage. With a current gross internal area of about 2,044 sq ft (190 sq m), the property offers potential to extend the accommodation in the loft subject to any necessary planning consents.

On the ground floor there is a spacious drawing room with three sets of French doors opening onto a nice paved rear terrace and garden overlooking the London skyline. There is also the kitchen and a separate WC with wash basin on the same floor.

On the second floor, there are four double bedrooms including one with an en suite bathroom. Additionally, there is a family bathroom, separate WC and a glazed first floor room with magnificent open views.

Horniman Gardens, One Tree Hill, Peckham Rye, Dulwich Park and Blythe Hill Fields are nearby offering fantastic views of the London skyline.

The nearest stations are Honor Oak Park and Forest Hill (London Bridge and London Overground). Nearby bus services allow good access to the many private schools in the area, including Dulwich College, JAGS & Alleyn's.

EPC Rating (D)

ACCOMMODATION

4 Double bedrooms (one en suite)	Spacious drawing room
En suite bathroom	Glazed room with magnificent open views
Family bathroom	Kitchen
2 Separate WCs	Integral garage
Loft	Rear garden with stunning panoramic views

£1,450,000









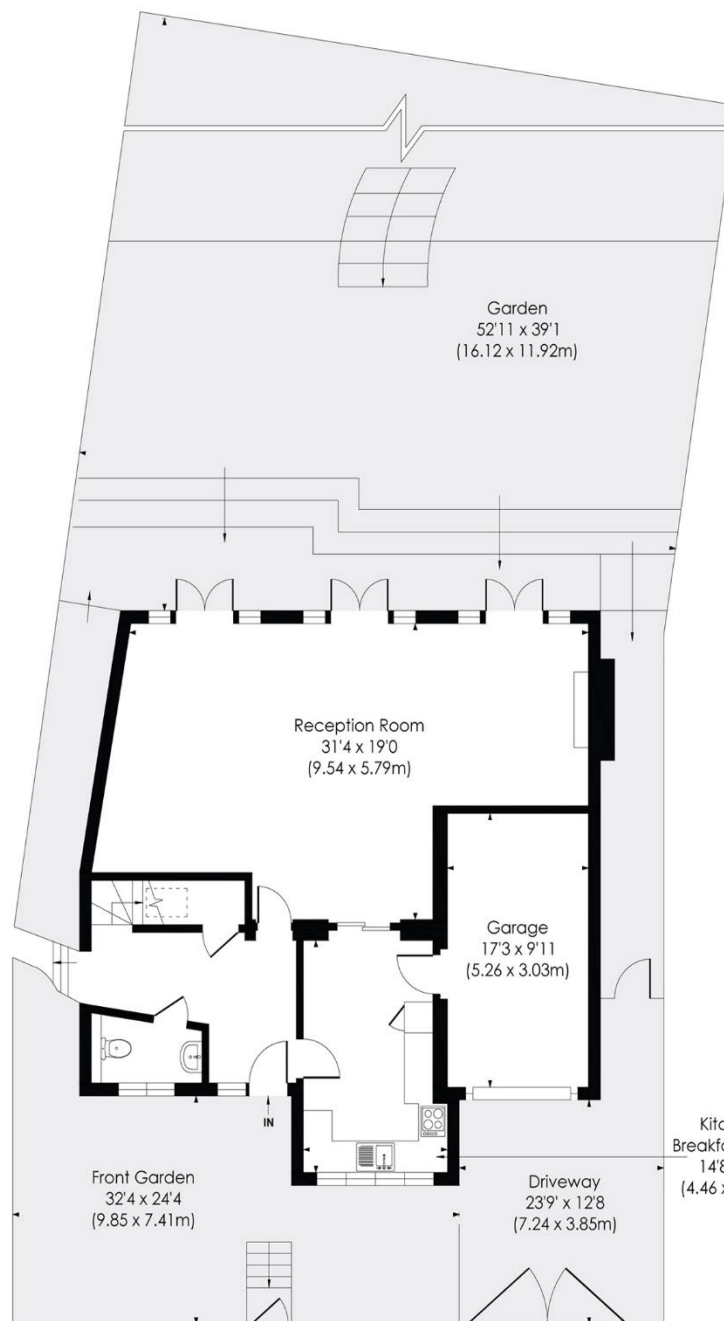
RINGMORE RISE, SE23

Approx. Gross Internal Floor Area

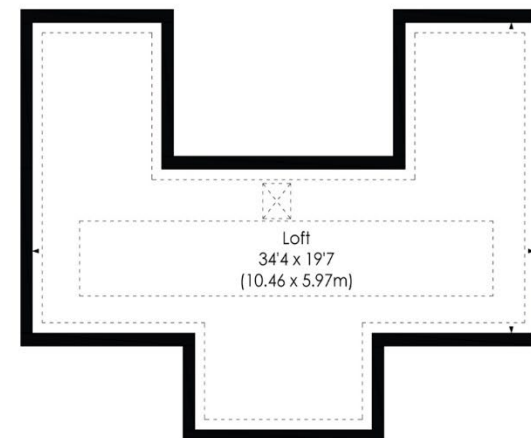
2044 Sq. ft/189.85 Sq. m

(Including Garage, Excluding Loft)

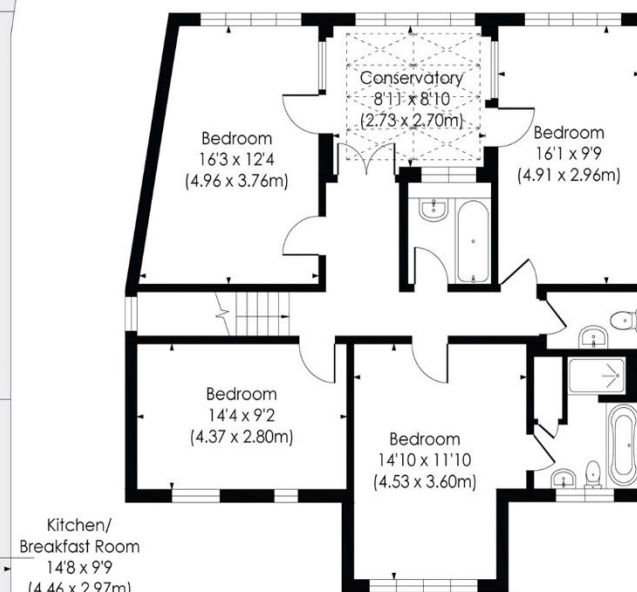
Loft: 592 Sq. ft/54.98 Sq. m



GROUND FLOOR



LOFT



FIRST FLOOR

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.

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