



£700,000 Leasehold
2 bedroom semi-detached house

Fransfield Grove
Sydenham

Read all about it...

Tucked away on a peaceful street in Upper Sydenham, this striking converted warehouse is an architectural gem that unites historic character with contemporary design. Arranged across two floors with an inverted layout, it features two double bedrooms on the ground level and open, light-filled living spaces above, crowned by a private roof terrace.

Built in the 1870s by local builder George Kemp as a showroom warehouse, the building retains its red-brick façade and original warehouse doors. Inside, the upper floor unfolds beneath soaring beams and dramatic skylights, with a marble-framed fireplace and Gothic-arched French doors leading to a Juliet balcony. The sleek kitchen, complete with marble surfaces, integrated Bosch appliances, and a central island, opens onto stairs rising to the secluded roof terrace - a tranquil retreat surrounded by bamboo and greenery.

The main bedroom includes a distinctive sunken seating area or dressing space, along with a refined en-suite bathroom, all with heated floors. A second double bedroom sits nearby, served by a stylish shower room off the hallway.

Moments from Kirkdale and Sydenham High Street's boutique cafés, wine bars, and green spaces such as Sydenham Woods and Dulwich Park, this beautifully restored home offers a rare blend of heritage, design, and privacy in a sought-after corner of south east London.



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MODERN BATHROOM & SHOWER ROOM
ROOM
CONVERTED WAREHOUSE

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GROUND FLOOR

Entrance

Tiled floor, place to hang coats and space for storage.

Hallway

Solid wood floor, spotlights.

Bedroom

3.68m x 3.10m (12' 1" x 10' 2")

Double-glazed window to front, solid wood flooring, fitted wardrobes, under-floor heating, spotlights.

Bedroom

3.68m x 3.4m (12' 1" x 11' 2")

Solid wood flooring, fitted wardrobes, under-floor heating, spotlights, double doors leading to a dressing area/study space.

Dressing Room

3.27m x 2.1m (10' 9" x 6' 11")

Double-glazed window, skylight, tiled floor with under-floor heating, access through to the en-suite bathroom, spotlights.

Bathroom

2.46m x 2.09m (8' 1" x 6' 10")

Tiled floor, tiled surround, free-standing stone bath with mixer tap and ceiling-mounted shower head, low-level WC, wash basin with vanity unit, heather towel rail, under-floor heating, spotlights, powered extractor fan.

Shower Room

2.55m x 2.46m (8' 4" x 8' 1")

Tiled floor, tiled surround, shower enclosure, low-level WC, fixed wash basin with vanity unit, heated towel rail, under-floor heating, powered extractor, spotlights.

FIRST FLOOR

Kitchen/Diner

4.67m x 4.25m (15' 4" x 13' 11")

Double-glazed windows, doors opening onto a Juliet balcony, solid wood floor, radiators, air conditioning, wall & base level units, single drainer ceramic sink with mixer tap, four-ring gas hob with extractor hood, electric oven, plumbing for washing machine, integrated dishwasher, undercounter fridge/freezer, island with marble worktop, stairs leading to the roof terrace, hanging pendant lights.

Lounge

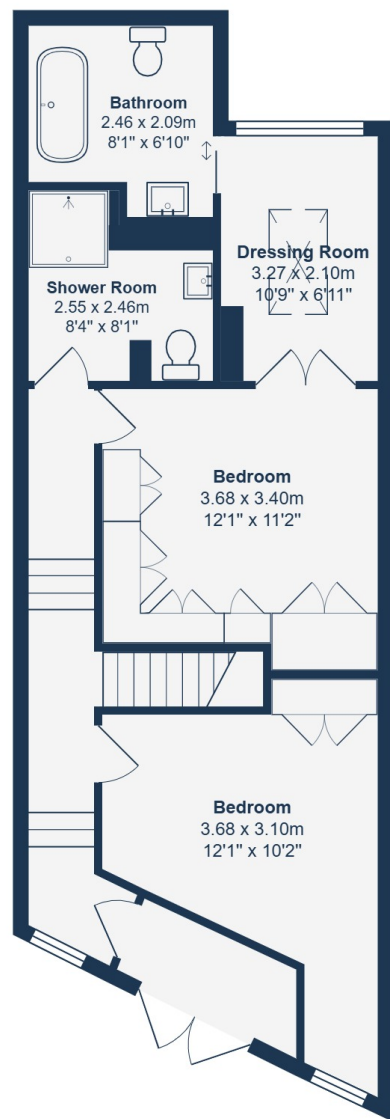
4.67m x 2.88m (15' 4" x 9' 5")

Solid wood floor, radiator, marble fireplace, fitted alcove units, large skylight.

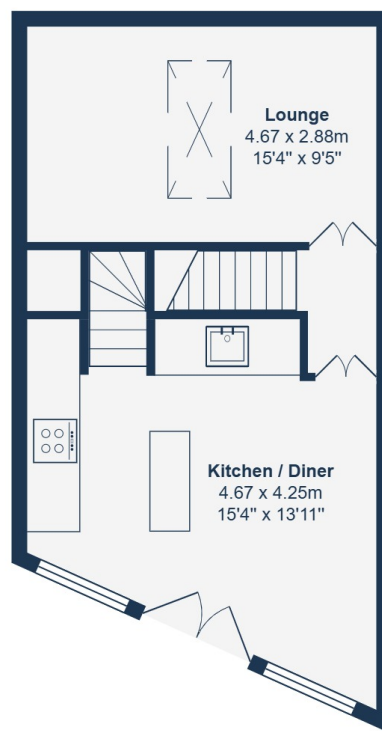
OUTSIDE

Roof Terrace

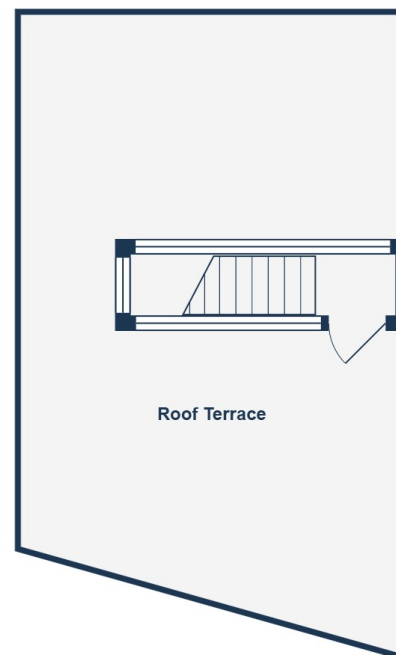
Decked area with space for seating, pergola with festoon lighting, area with a shed for storage.



Ground Floor



First Floor



Second Floor

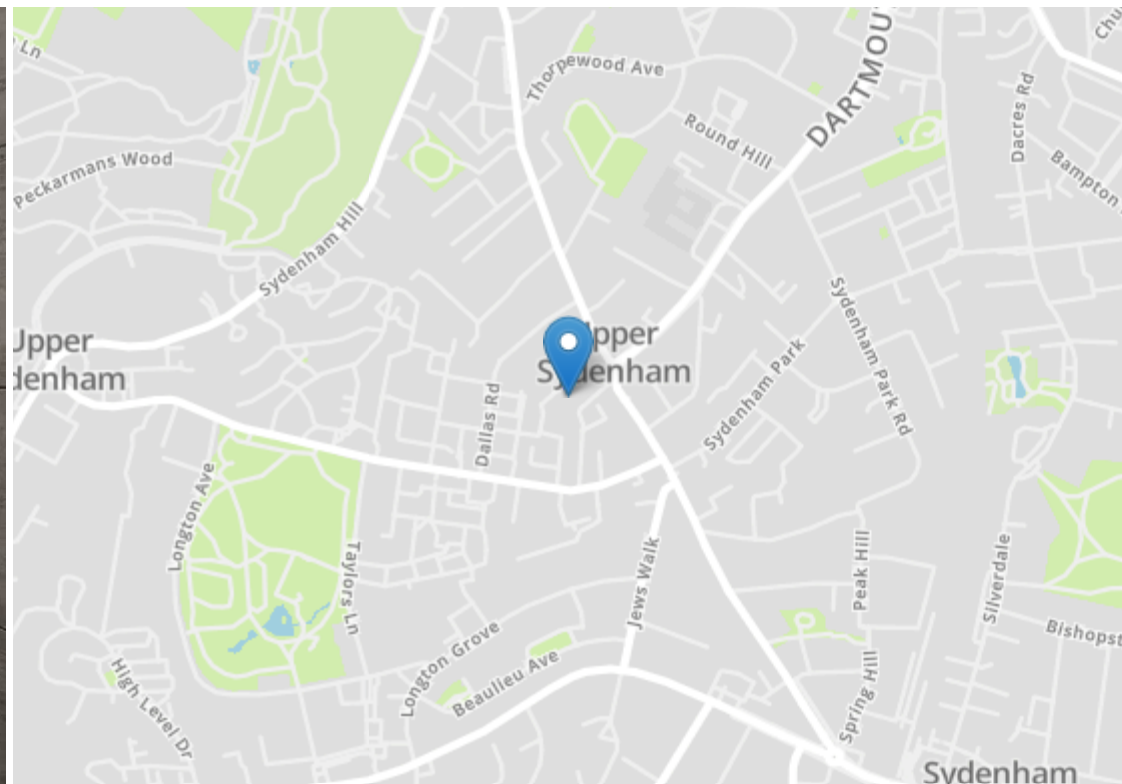
Total Approximate Area: 104.1 m² ... 1120 ft² (excluding roof terrace)

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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