



**£825,000 Freehold**  
4 bedroom terraced house

Brockley View  
Honor Oak



## Read all about it...

Tucked away in the leafy enclave of Honor Oak, this elegant four-bedroom home on Brockley View seamlessly blends period charm with smart, contemporary living across more than 1,200 square feet of internal space. Thoughtfully extended and beautifully finished throughout, it offers the perfect balance of character and modern functionality. With generous proportions, refined interiors, and within catchment for Stillness Infants and Junior Schools, as well as Dalmain Primary School nearby, this is a home ideally suited to a young family.

On the ground floor, generous proportions unfold across a bright reception room and a separate dining area—ideal for both quiet evenings and entertaining. The kitchen has been tastefully appointed, providing ample storage and worktop space, along with direct access to the rear garden.

The first floor hosts two double bedrooms, including a spacious primary with a striking bay window, alongside a sleek, well-finished family bathroom. The top floor has been extended to create a generous principal suite with an ensuite and cleverly designed eaves storage. A fourth bedroom, offering stunning views across Blythe Hill Fields and Canary Wharf, serves perfectly as a nursery, study, or guest room.

Outside, the mature, landscaped rear garden provides a tranquil setting for morning coffee or evening drinks, with just enough space for low-maintenance planting and a bistro set. It's a private, peaceful retreat that complements the home's thoughtful interior layout, adding a welcome touch of greenery without the demands of a larger plot.

Situated moments from Blythe Hill Fields and within walking distance of Forest Hill's independent cafés, local boutiques, and well-regarded schools, the property lies in a vibrant yet village-like corner of south-east London. Excellent Overground and National Rail connections offer easy access to London Bridge and Shoreditch, ensuring daily life feels both well-connected and considered.

Offered chain-free, this is a rarely available home of generous proportions and understated sophistication - an ideal setting for those seeking long-term comfort, style, and convenience in one of the area's most desirable residential streets.

**Tenure:** Freehold | **Council Tax:** Lewisham Band D

**APPROX. - 1,215SQFT  
NEXT TO BLYTHE HILL FIELDS  
SEPARATE DINING ROOM**

**4 BEDROOMS TERRACED HOUSE  
0.4MI TO HONOR OAK PARK  
STATION  
CHAIN FREE**

**Like what you see?**

Call **020 8699 6778** or email us at **foresthill@stanfordestates.london**  
to arrange a viewing or request further information







## GROUND FLOOR

### Entrance Hall

Pendant ceiling light, stairs with fitted carpet leading to the first floor, radiator, hardwood flooring.

### Reception Room

4.25m x 3.52m (13' 11" x 11' 7")

Pendant ceiling light, double-glazed window, alcove shelving, wood burner, radiator, fitted carpet.

### Dining Room

3.68m x 3.52m (12' 1" x 11' 7")

Pendant ceiling light, double-glazed windows, built-in cupboard, radiator, hardwood flooring.

### Kitchen

2.73m x 2.46m (8' 11" x 8' 1")

Spotlights, double-glazed window, fitted kitchen units, laminate worktops, sink with drainer, electric oven, gas hob with overhead fan extractor, hardwood flooring.

## FIRST FLOOR

### Landing

Pendant ceiling light, stairs with fitted carpet leading to the second floor, radiator, fitted carpet.

### Bedroom

4.49m x 4.25m (14' 9" x 13' 11")

Decorative pendant ceiling lights, double-glazed windows, radiator, fitted carpet.

### Bedroom

3.68m x 2.69m (12' 1" x 8' 10")

Pendant ceiling light, double-glazed windows, radiator, fitted carpet.

### Bathroom

2.73m x 2.46m (8' 11" x 8' 1")

Spotlights, double-glazed frosted window, enclosed walk-in shower, bathtub, vanity sink unit, heated towel rail, WC, tiled flooring.

## SECOND FLOOR

### Landing

Pendant ceiling light, fitted carpet.

### Bedroom

5.50m x 3.04m (18' 1" x 10' 0")

Spotlights, double-glazed window, skylight, eaves storage, radiator, fitted carpet.

### Ensuite

2.61m x 1.19m (8' 7" x 3' 11")

Spotlights, skylight, enclosed walk-in shower, basin sink unit, heated towel rail, WC, tiled walls & flooring.

### Bedroom

2.51m x 2.46m (8' 3" x 8' 1")

Spotlights, double-glazed window, radiator, fitted carpet.

## OUTSIDE

### Garden

Patioed area, artificial lawn, flowerbeds.





Total Area: 112.8 m<sup>2</sup> ... 1215 ft<sup>2</sup> (excluding eaves storage)

Drawn for Stanfords Sales & Lettings

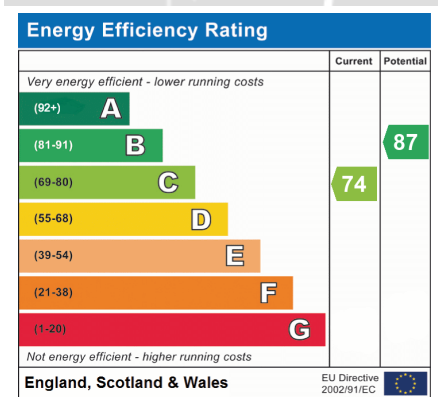
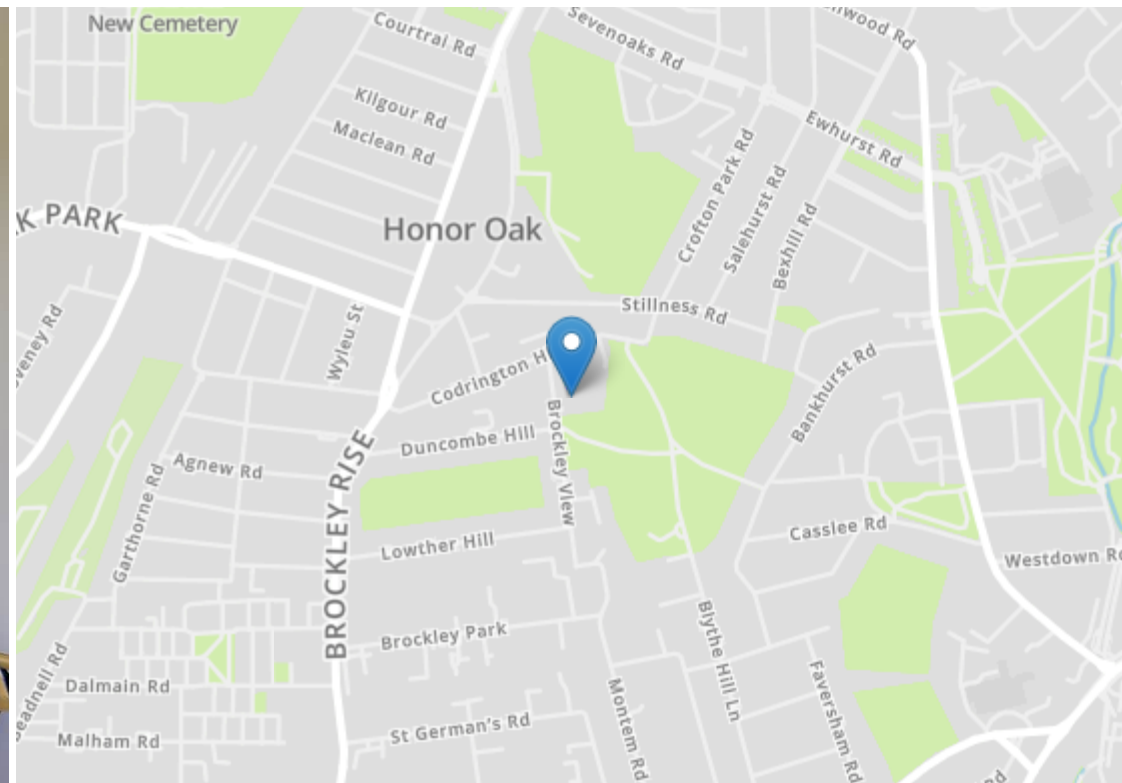
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.











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