

# Stanfords

— sales & lettings —



**£1,250,000 Freehold**  
4 bedroom semi-detached house

Gaynesford Road  
Forest Hill

## Read all about it...

An exquisite 4-bedroom, 3-bathroom period home, meticulously refurbished in 2020 and located in the heart of Forest Hill on Gaynesford Road. This architectural gem, originally designed and built in the Arts and Crafts era by renowned local builder Edward Christmas, combines period charm with modern luxury.

The property retains many original features that make these houses so popular, including cornices, picture and dado rails, cast iron fireplaces, and over-mantle wooden surrounds throughout. Stained glass and intricately carved wooden detailing add unique touches that set this home apart.

Enter through the main hall and you are drawn toward the expansive open-plan kitchen and dining space, perfect for entertaining. The space features solid oak herringbone flooring, a bespoke kitchen and a snug, ideal as a playroom or home office, depending on the new owner's needs. To the front is a beautifully decorated lounge with original sash windows and an impressive fireplace.

Upstairs are three large double bedrooms, the principal with an ensuite shower room. The fourth bedroom is a smaller room, ideal for a nursery or office space. The main family bathroom is complete with a freestanding Lusso stone bath and walk-in shower, while the downstairs WC and ensuite shower room are beautifully designed with Crosswater brassware and a mixture of Mandarin Stone and Otto tiles.

The mature south-facing garden offers a large patio space, perfect for summer evenings, while the lawn provides ample space for play. This home perfectly blends period elegance and contemporary comfort in a prime Forest Hill location.

**Tenure:** Freehold | **Council Tax:** Lewisham band F

**SEMI DETACHED CHRISTMAS  
HOUSE  
ARCHITECT DESIGNED  
SOUTH FACING GARDEN**

**ORIGINAL FEATURES  
STUNNING INTERIORS  
0.4 MI FROM FOREST HILL  
STATION**



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## GROUND FLOOR

### Entrance Hall

19' 2" x 5' 1" (5.84m x 1.55m)

Hardwood front door with stain glass windows, pendant ceiling lights, Diespeker terrazzo floor, underfloor heating.

### Living Room

13' 2" x 13' 1" (4.01m x 3.99m)

Sash bay windows, pendant ceiling light, ceiling rose, ornate fireplace, oak Herringbone floor, underfloor heating.

### Kitchen

18' 4" x 12' 11" (5.59m x 3.94m)

Inset ceiling spotlights and pendant ceiling lights, custom fitted kitchen units with brass hardware, Diespeker terrazzo worktop with integrated drainage grooves, undermounted ceramic sink, oak Herringbone floor, underfloor heating.

### Dining Room

16' 3" x 14' 3" (4.95m x 4.34m)

Sash windows and French doors to garden, stained glass windows to side, wall-mounted lights, ornate fireplace, oak Herringbone floor, underfloor heating.

### Play Room

10' 11" x 8' 4" (3.33m x 2.54m)

Glass panel door to garden, pendant ceiling light, oak Herringbone floor, underfloor heating.

### WC

5' 3" x 2' 7" (1.60m x 0.79m)

Pendant ceiling light, cast iron bath company black concrete sink, matt back Crosswater MPRO brassware, Duravit WC and flush plate, Otto tiles floor tiles, underfloor heating.

## FIRST FLOOR

### Bedroom

13' 1" x 12' 10" (3.99m x 3.91m)

Sash bay windows, inset ceiling spotlights, fitted wardrobe with sliding doors, ornate fireplace, traditional 2 column radiator with antique brass valves, fitted carpet.

### Ensuite

7' 8" x 5' 5" (2.34m x 1.65m)

Sash windows, pendant ceiling light, Mandarin stone Oska porcelain tiles, walk-in shower with overhead and handheld showers, cast iron bath company cream concrete sink on vanity unit, WC, Crosswater MPRO brassware throughout.

### Bedroom

11' 3" x 11' 3" (3.43m x 3.43m)

Sash windows, pendant ceiling light, traditional 2 column radiator with antique brass valves, fitted carpet.

### Bathroom

9' 6" x 7' 8" (2.90m x 2.34m)

Stained glass sash windows, inset ceiling spotlights, Lusso Picasso freestanding stone bath, walk-in shower with overhead and handheld showers, Lusso Picasso stone basin, Terrazzo worktop, WC, heated towel rail, Crosswater MPRO brassware throughout, glazed ceramic wall tiles, Carrera marble floor, underfloor heating.

### Bedroom / Study

Sash windows, pendant ceiling light, traditional 2 column radiator with antique brass valves, fitted carpet.

### Bedroom

13' 0" x 13' 0" (3.96m x 3.96m)

Sash bay windows, inset ceiling spotlights, traditional 2 column radiator with antique brass valves, fitted carpet,

## BASEMENT

### Basement

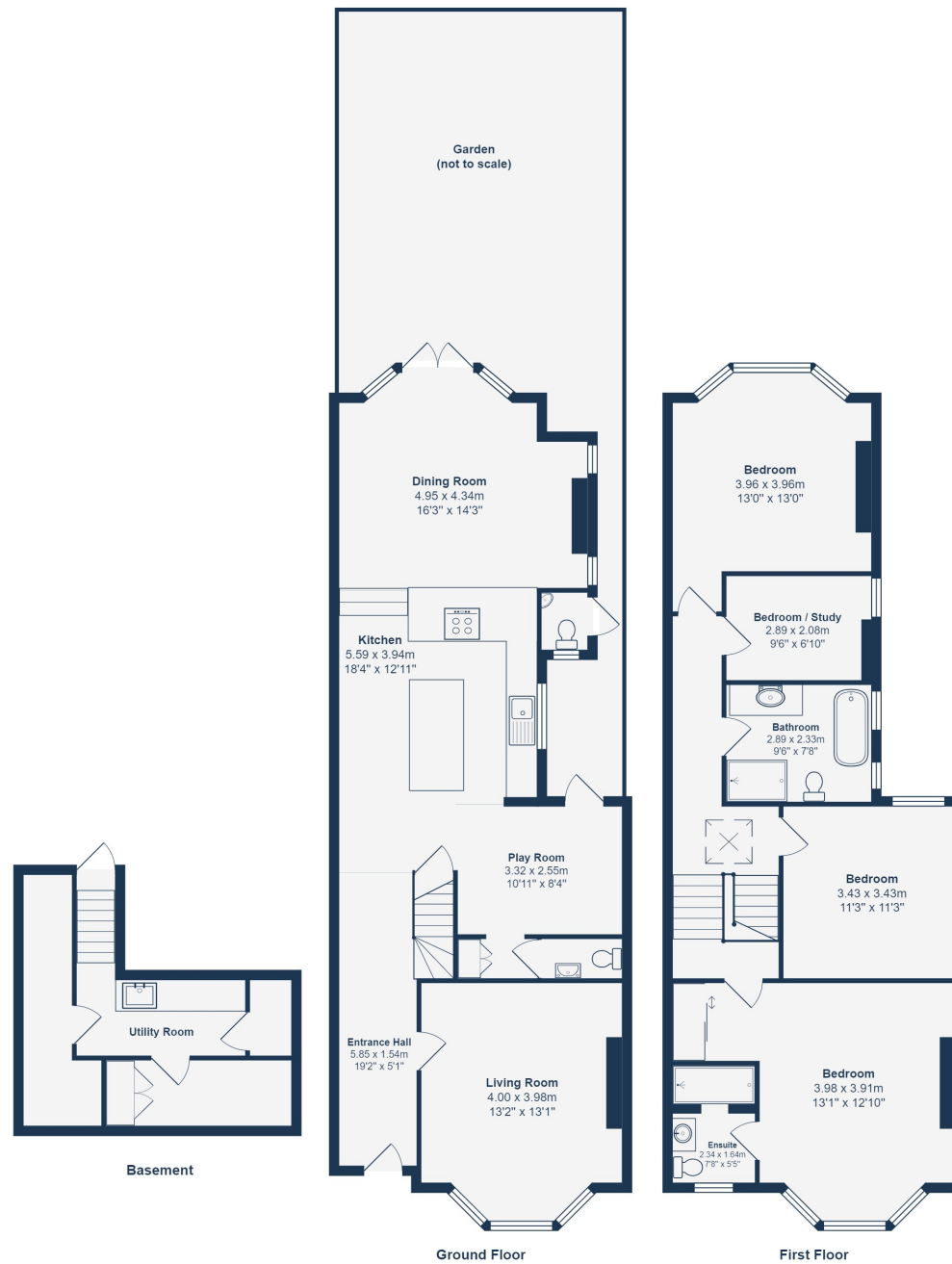
11' 0" x 4' 11" (3.35m x 1.50m)

Utility Room with wall-mounted lighting, fitted base units with double Belfast sink, plumbing for washing machine. Two store rooms and cupboard housing boiler.

## OUTSIDE

### Garden

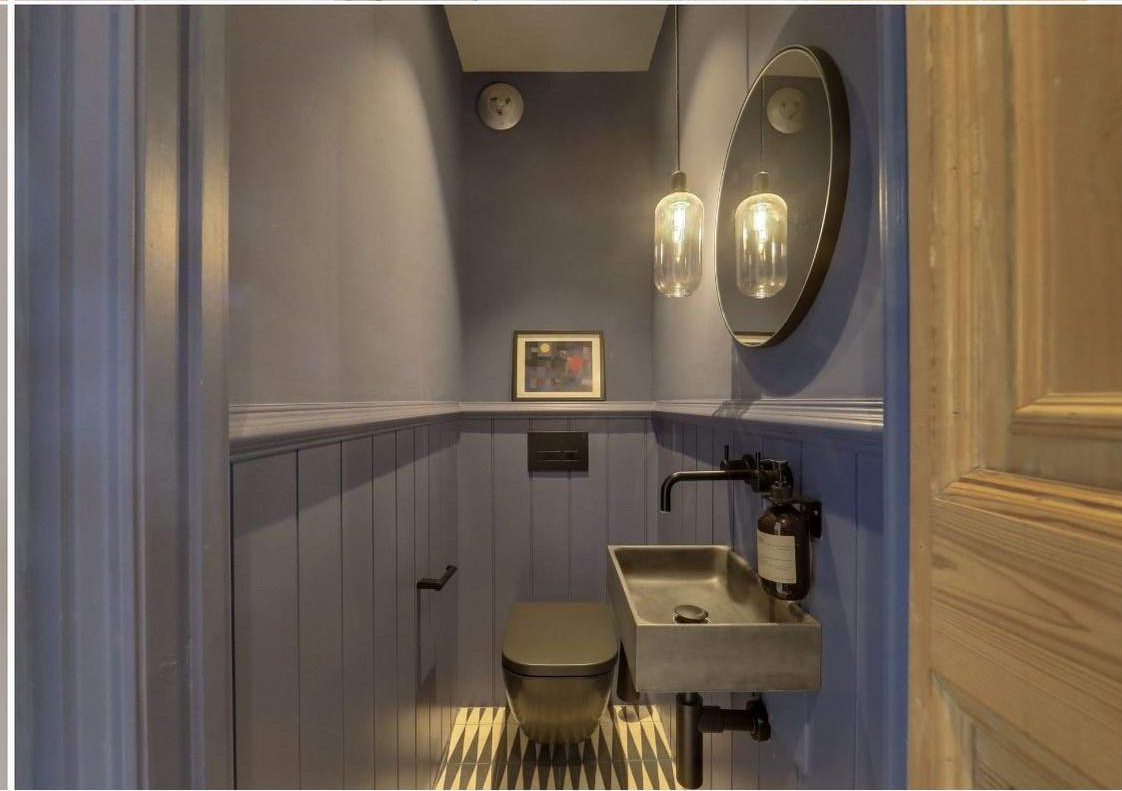
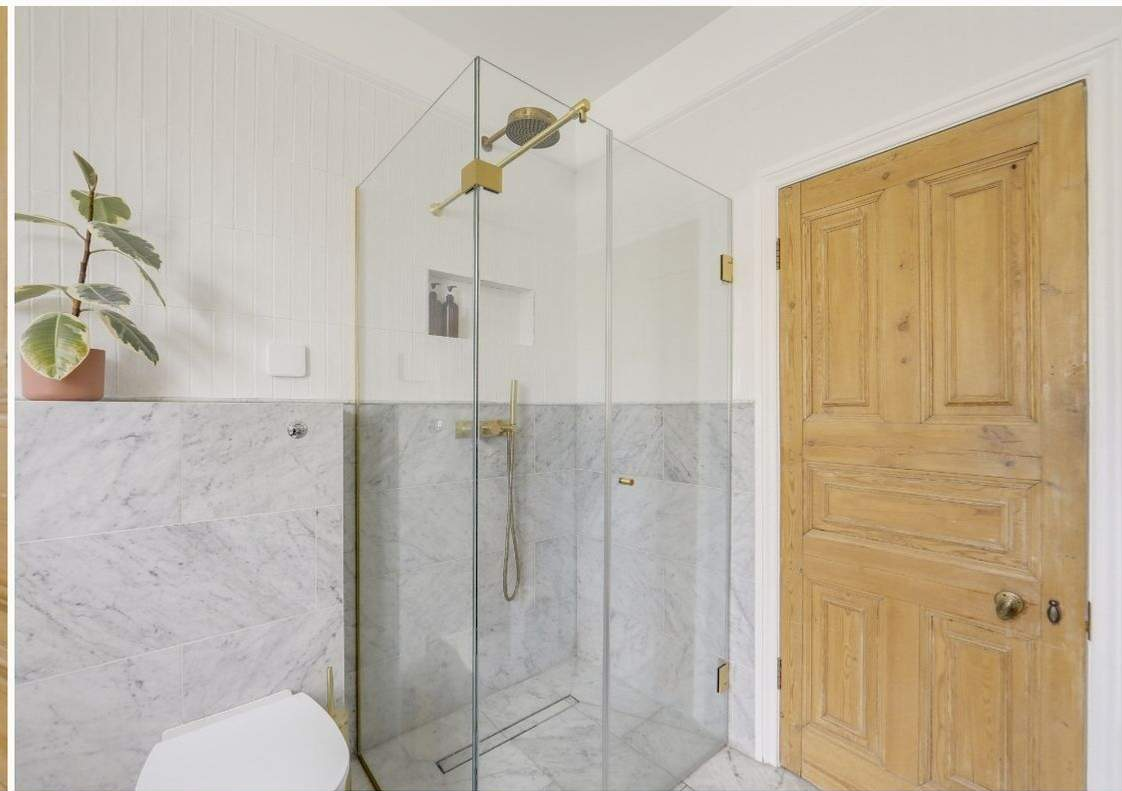
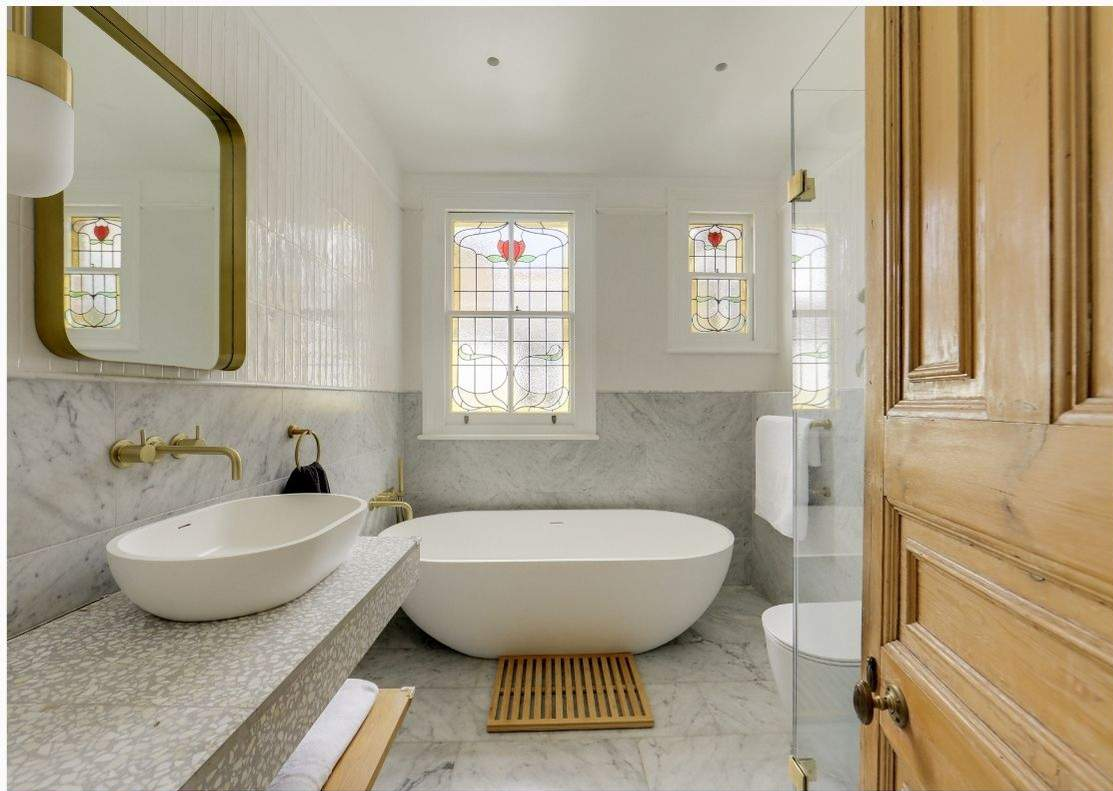
Paved patio leading to lawn with mature plant and tree borders, outdoor WC.

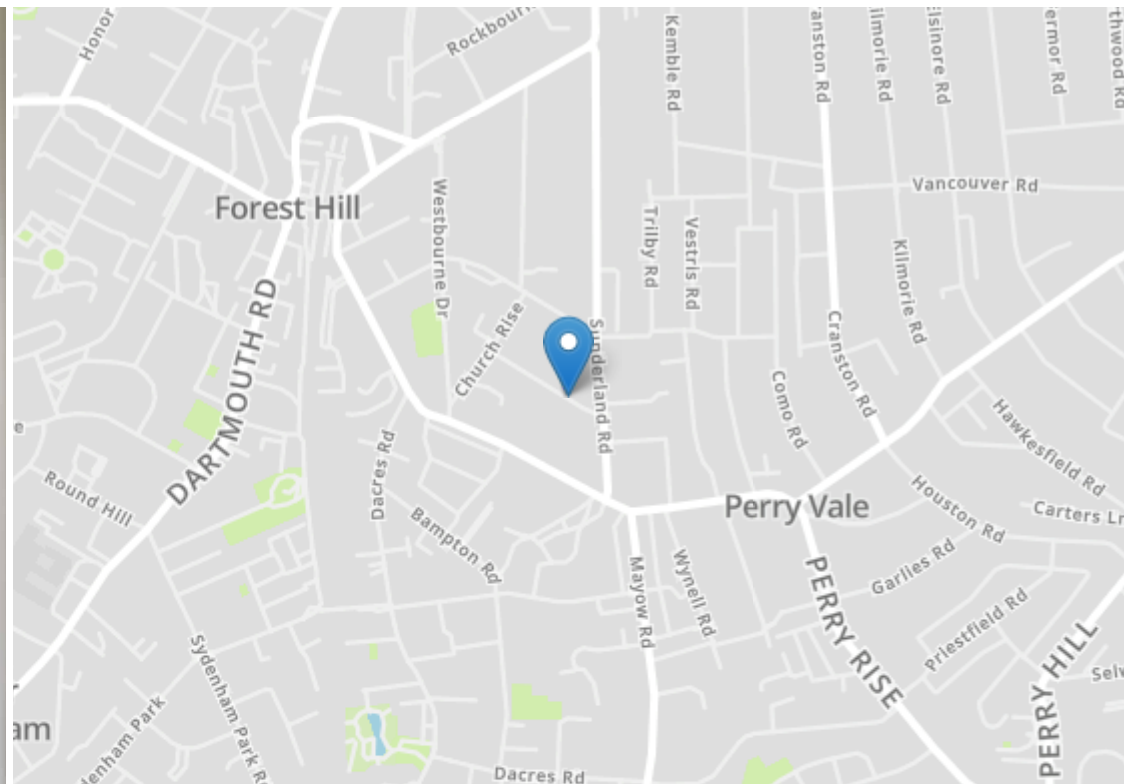


Total Area: 177.2 m<sup>2</sup> ... 1908 ft<sup>2</sup> (excluding garden)

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		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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