



**£865,000 Freehold**  
4 bedroom town house

Mount Ash Road  
Sydenham



# Read all about it...

This stunning four-bedroom Victorian townhouse presents an excellent opportunity for buyers seeking a stylish, move-in-ready home in a vibrant neighbourhood.

Situated on one of Sydenham and Forest Hill's most desirable no-through roads, the property is arranged over three floors and has been tastefully updated by the current owners while retaining period features, including sash windows, original fireplaces, and hardwood flooring.

Upon entering, you are welcomed into a beautifully designed open-plan lounge with a working wood burner and a dining area. This space flows seamlessly into a sleek, contemporary kitchen, which provides access to a private raised garden.

The first-floor landing is bright and airy, leading to two well-proportioned bedrooms. One of these bedrooms benefits from a sun terrace, offering a secluded outdoor retreat. A modern four-piece bathroom suite completes this floor, providing a comfortable and stylish space. The second floor features two additional bright and spacious bedrooms.

Mount Ash Road benefits from free on-street parking and is approximately a 12-minute walk from Forest Hill and Sydenham stations, both offering frequent National Rail and London Overground services.

The area is well-served by a range of nurseries and falls within the catchment for sought-after schools, including Eliot Bank Primary School.

For outdoor enthusiasts, Sydenham Wells Park, Crystal Palace Park, Dulwich Woods, and Dulwich Park offer excellent nearby green spaces. Additionally, the Horniman Museum and Gardens, known for its expansive grounds and popular Sunday market featuring local and independent vendors, is located within approximately a 10-minute walk.

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

**RAISED GARDEN AND SUN  
TERRACE  
APPROX - 1173SQFT  
CONTEMPORARY DESIGN**

**GREAT LOCATION  
4 DOUBLE BEDROOMS  
VICTORIAN TOWN HOUSE**



**Like what you see?**

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to arrange a viewing or request further information





## GROUND FLOOR

### Lounge

4.42m x 3.83m (14' 6" x 12' 7")

Spotlights, sash windows, radiator, wood burner, alcove shelving, hardwood flooring.

### Dining Room

3.62m x 3.19m (11' 11" x 10' 6")

Spotlights, radiator, alcove shelving, hardwood flooring.

### Kitchen

3.40m x 2.85m (11' 2" x 9' 4")

Spotlights, double-glazed windows, fitted kitchen units, stainless steel sink with drainer, cupboard, poured concrete flooring.

## FIRST FLOOR

### Landing

Pendant light, hardwood flooring.

### Bedroom

4.42m x 3.78m (14' 6" x 12' 5")

Pendant light, sash windows, built-in wardrobes, fireplace, radiator, hardwood flooring.

### Bedroom

3.14m x 2.83m (10' 4" x 9' 3")

Pendant light, French doors to the sun terrace, alcove shelving, radiator, hardwood flooring.

### Bathroom

2.85m x 1.72m (9' 4" x 5' 8")

Spotlights, window, walk-in shower, bathtub, basin sink unit, heated towel rail, tiled walls and flooring.

## SECOND FLOOR

### Landing

Pendant light, hardwood flooring.

### Bedroom

4.42m x 3.73m (14' 6" x 12' 3")

Pendant light, sash windows, built-in wardrobes, fireplace with tiled hearth, radiator, hardwood flooring.

### Bedroom

3.20m x 2.80m (10' 6" x 9' 2")

Pendant lights, double-glazed window, built-in wardrobe, alcove shelving, radiator, hardwood flooring.

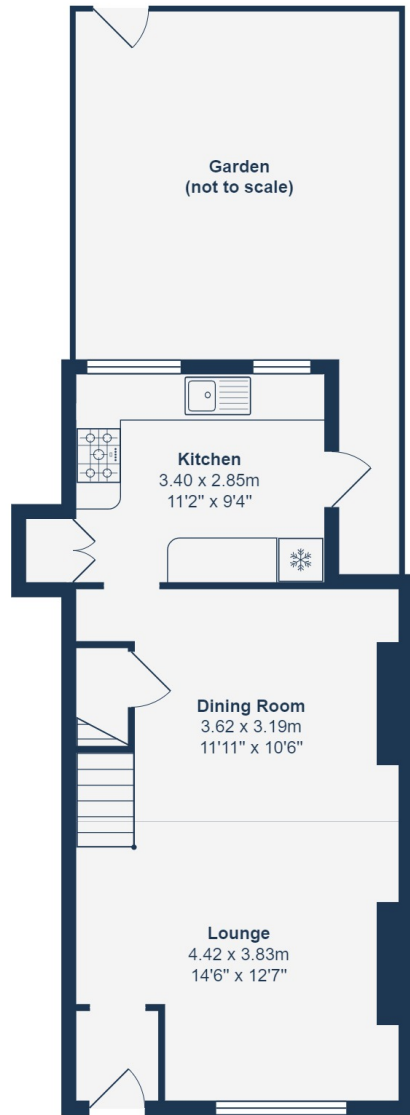
## OUTSIDE

### Garden

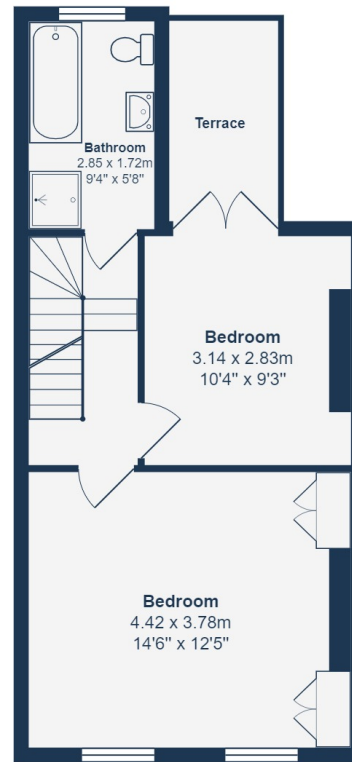
Wood decking leading to raised patio.

### Sun Terrace

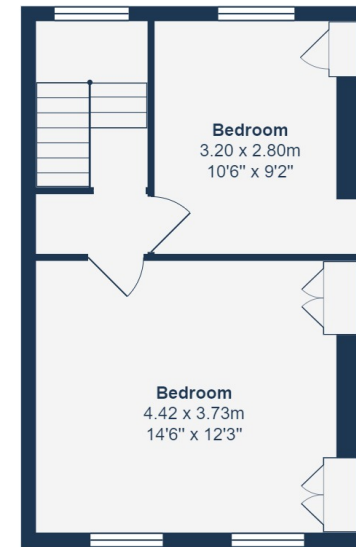




**Ground Floor**



**First Floor**

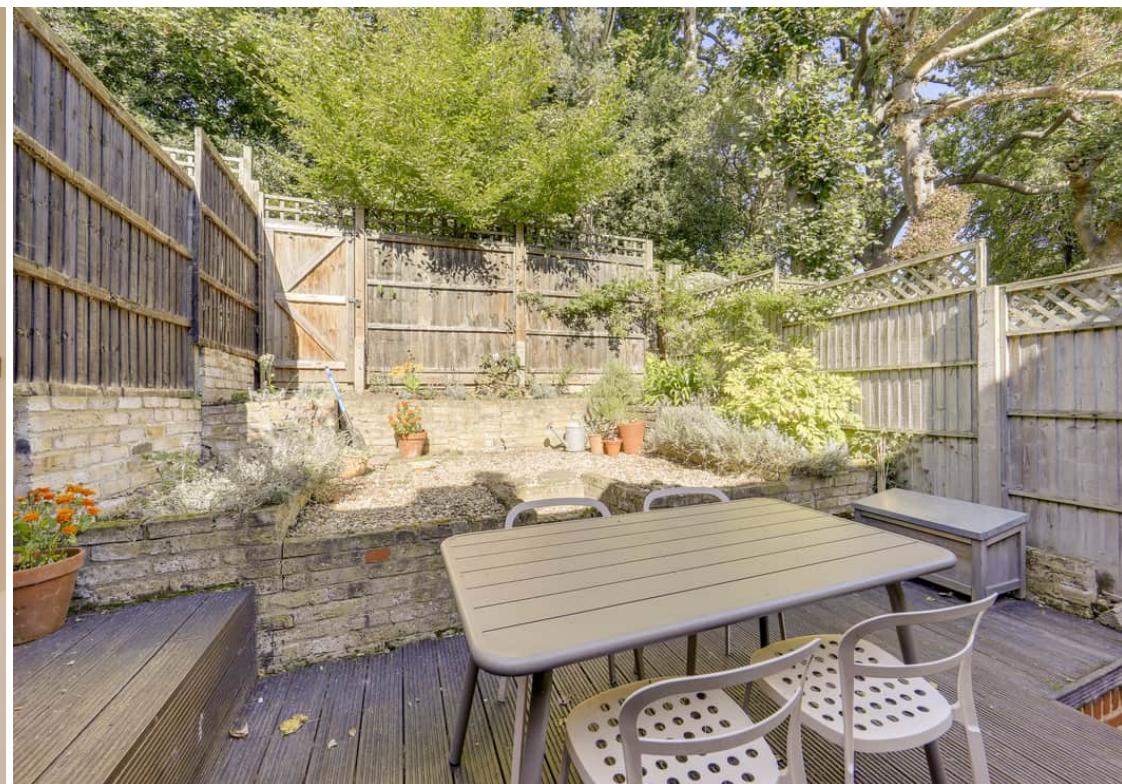


**Second Floor**

Total Area: 108.9 m<sup>2</sup> ... 1173 ft<sup>2</sup> (excluding terrace & 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.

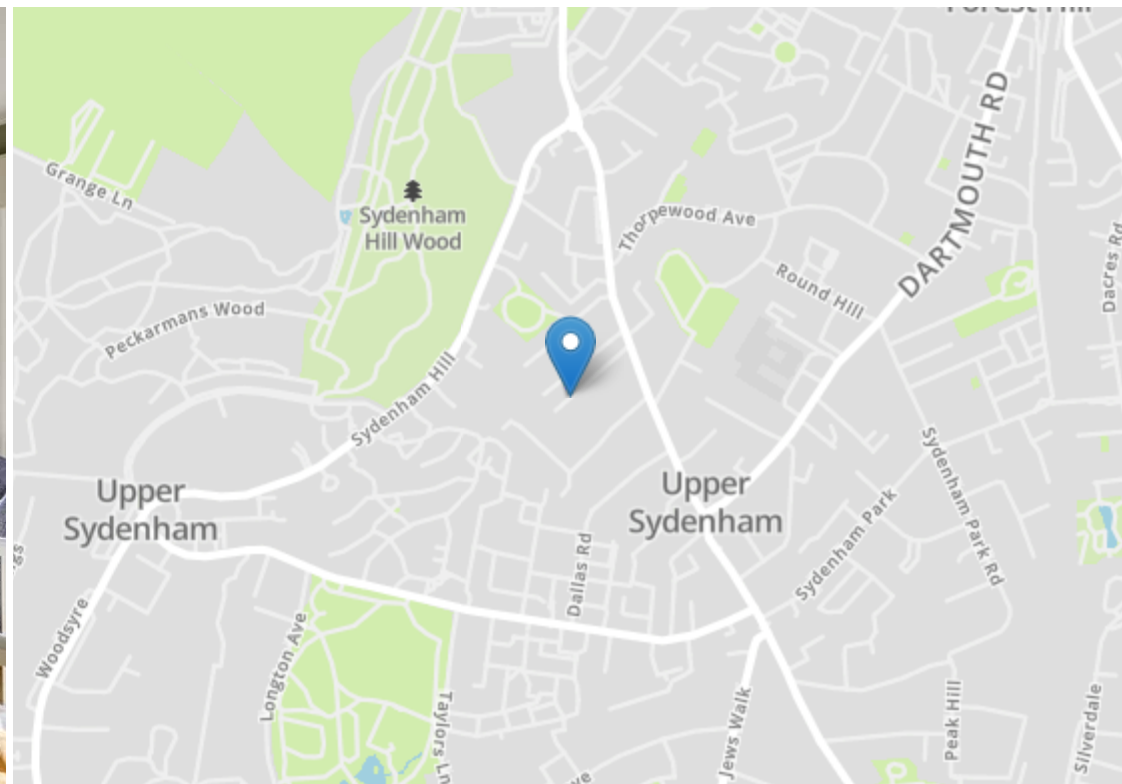












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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