

INIGO



Perry Vale

LONDON, SE23

£465,000 LEASEHOLD

Positioned on Perry Vale in Forest Hill, this two-bedroom apartment occupies the first floor of a grand Victorian residence, later extended in the 1930s. The striking façade bears the hallmarks of its architectural interventions, but it is in the apartment's interiors that a truly modern approach to living is most apparent; bright, flowing spaces have been updated with the finest contemporary materials. The house itself is set within expansive, leafy communal gardens and is just a short walk from Forest Hill station.

Setting the Scene

The apartment is set back from Perry Vale; mature bushes border a front yard and lead the eye towards the building's striking profile, with large bay windows and an elegantly pitched roof in the Tudor revival style that was so popular in the 1930s.

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The Grand Tour

The apartment is on the first floor. On entry, the interiors balance a range of retained original features with selective contemporary materials to impressive effect. There is engineered oak parquet flooring throughout that leads to a beautiful kitchen with Minerva worktops, an integrated induction hob and a cleverly conceived breakfast bar and inset seat with views over the communal gardens to the rear.

A modern bathroom with Lusso Stone shower and bath fixtures, Intueri pendant lights and terrazzo floors sits between the kitchen and the second smaller bedroom (currently used as a study). The main bedroom is next to the study and overlooks the gardens to the rear of the apartment. This room is well proportioned and has built-in wardrobes and leaded windows. The largest room in the apartment is the wonderful living and dining room, complete with a fully restored fireplace and marble mantelpiece.

Each apartment in the building has use of a lockable storage closet on the lower ground floor.

The Great Outdoors

There are broad, lawned, communal gardens to the rear of the building. Each apartment within the building has access to raised beds for growing vegetables or flowers, and there is a shared shed for storing gardening tools. There is also a bike rack in the garden.

Perry Vale sits within a newly designated conservation area, so the expansive view out over the garden is protected from further development.

Out and About

The apartment is a five-minute walk from the delightful Mayow Park, which has a lovely café, tennis courts, and a playground. The flat is also a short walk from the Horniman Museum and Gardens, which runs a weekend farmers' market.

Forest Hill is rich with independent stores and restaurants. Pantry, a modern grocer, Henwen's the butcher, Yolly the florist, and Clapton Craft, a bottle shop, all offer the best of local produce and brilliant service. St Davids, Bona, and Ancestrel are local favourites for breakfast, lunch and aperitifs.

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The closest station is Forest Hill, an eight-minute walk from the apartment, running London Overground and Southern Rail services citywide.

Tenure: Leasehold / Lease Length: approx. 90 years remaining / Service Charge: approx. £2,500 per annum / Ground Rent: approx. £220 per annum / Council Tax Band: B

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.