

INIGO



Ringstead Road

LONDON SE6

£825,000 FREEHOLD

This semi-detached Victorian house with a private garden lies between Hither Green and Catford, a couple of minutes' walk from the green expanse of Mountsfield Park. Shared and private spaces are in perfect balance: a large dine-in kitchen and dual reception room make it an ideal space for entertaining, while its three bedrooms are peaceful, private retreats. Catford and Catford Bridge stations are 13 and 11 minutes from the house and run direct services run to Blackfriars and Charing Cross in around 25 minutes, while trains from Hither Green station run to London Bridge in approximately 10 minutes.

Setting the Scene

Catford is said to be named after the wild cats that crossed the ford at the River Ravensbourne ('Cat-ford'). During the mid-to-late 19th century, the area was home to a significant redevelopment of farmland. With the swift expansion of the UK rail network, two local train stations offered easy access for the swathes of newly formed 'middle-classes' relocating outside of the city into newly built homes in the area.

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The Grand Tour

Entry is through a handy porch, superseded by an original stained-glass door, allowing colourful hues to transmit through its panels, and a long hallway.

To the right lies a double reception room, drenched in two tones of pink by 'Lick' that meet at a picture rail. All encompassing, the result is one that draws the rooms together in a bold but elegant gesture, with ornate cornicing around the ceiling's perimeter. A large Victorian bay window is at the far end, complete with wooden shutters, while a wood burner is installed adjacent, supplying additional warmth in the colder seasons. Original floors have been meticulously restored and stained a deep walnut shade.

The kitchen has another bay window at the side return, allowing plenty of eastern light to enter during the morning. Restored timber floors are paired with contemporary cabinets, while an oven has been integrated for ease. A door leads directly to the well-kept garden.

All three bedrooms lie upstairs, with the principal at the front. Here, a triple bank of windows looks out over the Victorian street, with new column radiators installed beneath. Layers of previous wallpaper have been removed, and the plaster exposed with a light-touch finish on the walls. Skirting has been picked out in a warm pinkish hue.

The other two bedrooms are both doubles. The rearmost is drenched in deep green with bespoke fitted bookshelves and a view of the garden, while the third room is finished in a warm hay-like colour. Here, bespoke-built wardrobes allow for ample storage and herringbone carpet lies underfoot. A bathroom is shared by the rooms, with a dousing of pink on the walls and a shower over the bath.

An exceptionally large basement lies beneath the house and is currently used as a convenient storage space.

The Great Outdoors

A neat garden has delineated areas for dining and relaxing, with a lawn stretching to the rear patio section, and well-planted beds on either side. There is a paved area directly leading from the house, as well as direct garden access from the street through a gate.

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Out and About

Ringstead Road is moments from Mountsfield Park; the green open spaces of Forester Park and Hither Green crematorium are also a short stroll away. Local favourite Good Food deli is a walk away and sells baked goods by the renowned St. John. An array of independent boutiques, restaurants and cafes are nearby, with restaurants including Sapore Veropizzeria, Fera Lebanese grill, Station Hotel and Pub and cafes such as Milk and Arlo and Moe. The Grade II-listed Blythe Hill Tavern (voted the best pub in south-east London) is a 20-minute walk away.

The renowned Yoga House London is within walking distance, as well as the newly opened Forma Pilates. There is an exciting arts and food scene in Catford; local favourites include Catford Food Market, which promotes sustainable food production and The Broadway – a Grade II-listed art deco theatre. The Catford House pub and Sister Midnight are set to open in the area later this year.

The school options in the area are excellent and include Rathfern Primary School, Rushey Green Primary School, Sedgemoor Academy, Forest Hill School and St Dunstan's College.

The house sits equidistant from Catford, Catford Bridge and Hither Green, with Catford offering services to Blackfriars in 25 minutes, Catford Bridge to Charing Cross in 25 minutes, and Hither Green to London Bridge in 10 minutes. There are a plethora of bus routes running services across south-east London into the city.

Council Tax Band: D

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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.