



CHARLES KNIGHT  
ESTATE AGENTS



## 235 Burrage Road

, London, SE18 7JW

Offers in excess of £1,000,000

Nestled on the charming Burrage Road in London, this substantial Victorian house, believed to date back to the 1870s, is a true gem that has been lovingly maintained by the same family for the past twenty years. Spanning approximately 2,671 square feet across four generous floors, this property seamlessly combines period elegance with modern practicality, making it an ideal home for families.

As you enter, you are greeted by a striking entrance hall that showcases original craftsmanship, including high ceilings of around three metres, decorative cornicing, and beautiful stained glass features. The principal reception room, located at the front of the house, is both spacious and filled with natural light from a large bay window, creating a perfect setting for entertaining or enjoying family life.

The lower ground floor significantly enhances the living space, featuring a large kitchen/breakfast room that serves as the heart of the home. This level also boasts direct access to an impressive rear garden, measuring approximately 85 feet, which is a rare find in London. The garden offers a private oasis for outdoor dining, relaxation, and gardening. Additionally, this floor includes a utility/shower room, a separate pantry, and another reception room, providing excellent flexibility for various uses.

Throughout the home, a wealth of original features remains intact, including period fireplaces and bespoke storage, adding to its unique charm. Externally, the property benefits from off-street parking for multiple vehicles, a valuable asset in this bustling area.

### Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



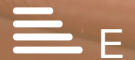
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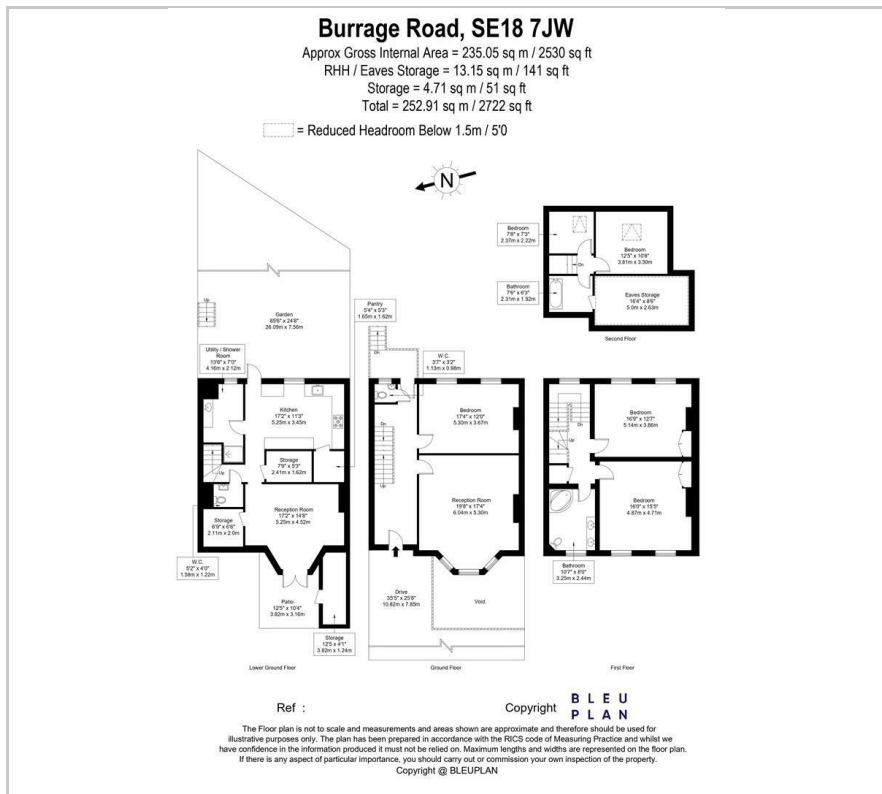


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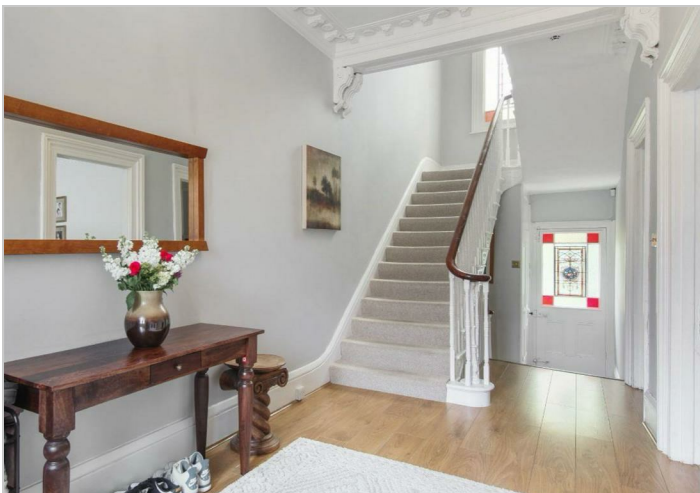
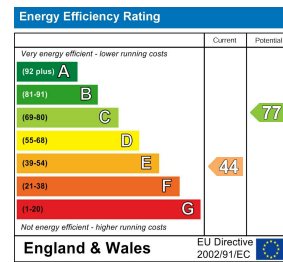
## Floor Plan



## Area Map



## Energy Efficiency Graph



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