

Stanfords

— sales & lettings —



£875,000

2 bedroom mixed use

Dartmouth Road

Forest Hill

Read all about it...

Stanford Estates are excited to bring this incredible detached former carpenter's workshop, strategically located in the heart of Forest Hill near Havelock Walk Studios, which offers a unique sanctuary for creatives seeking the influence of an urban environment and the peace and privacy of a home. The highlights are two spacious ground-floor rooms for content creation or design use with a generous storeroom for extra storage space, and a 30' first floor living space with vaulted industrial ceilings and fabulous steel trusses. The property provides an ideal setting for creating and displaying large artworks in an environment flooded with natural light or for having separate offices for professional couples predominantly WFH with a separate loft style living space. Boasting approximately 171sqm, the property can fulfill a range of purposes with washing and toilet facilities on both floors allowing for client-only access spaces.

Alternatively, this residence would stand out as a very original 2-bedroom detached home, defying convention having been tastefully modernized to harmonize the building's industrial heritage with contemporary minimalist styling. Offering comfort, flexibility, convenience and blurring the lines between what spaces you could choose to live, work or sleep in, the house provides versatile opportunities, allowing all internal spaces to serve your needs.

External perks include a generous off-street parking space accessed from a secure gated drive.

APPROX. 1,841SQFT
DRIVEWAY PARKING SPACE
MIXED USED PROPERTY

0.2MI TO FOREST HILL STATION
EAST FACING GARDEN
CONSERVATION AREA

Like what you see?

Call **020 8699 6778** or email us at foresthill@stanfordestates.london
to arrange a viewing or request further information





GROUND FLOOR

Entrance Hall

Pendant ceiling light, stairs to the first floor with alcove shelving, engineered oak flooring.

Shower Room

2.30m x 1.25m (7' 7" x 4' 1")

Circular ceiling light, walk-in shower, vanity sink unit, heated towel rail, WC, tiled walls & flooring.

Studio

6.48m x 5.40m (21' 3" x 17' 9")

Ceiling lights, double-glazed windows, built-in cupboard, radiators, engineered oak flooring.

Bedroom/Studio

6.66m x 5.79m (21' 10" x 19' 0")

Ceiling lights & spotlights, window & door to the garden, radiator, engineered oak flooring.

Storeroom

2.90m x 1.15m (9' 6" x 3' 9")

Ceiling light, engineered oak flooring.

FIRST FLOOR

Lounge/Diner

9.14m x 6.70m (30' 0" x 22' 0")

Spotlights, double-glazed windows, skylights, radiators, engineered oak flooring.

Bedroom

3.86m x 3.31m (12' 8" x 10' 10")

Spotlight, double-glazing window, built-in laminate engineered oak wood wardrobe, radiator, engineered oak flooring.

Kitchen

3.31m x 2.54m (10' 10" x 8' 4")

Spotlights, double-glazing window, matching base units, tiled splashback, wooden top surfaces, stainless steel 1 1/2 sink with drainer, overhead fan extractor, engineered oak flooring.

Shower Room

3.28m x 2.54m (10' 9" x 8' 4")

Spotlights, double-glazed frosted window, walk-in shower with rainfall shower head, sink, radiator, WC, tiled walls & flooring.

OUTSIDE

Garden

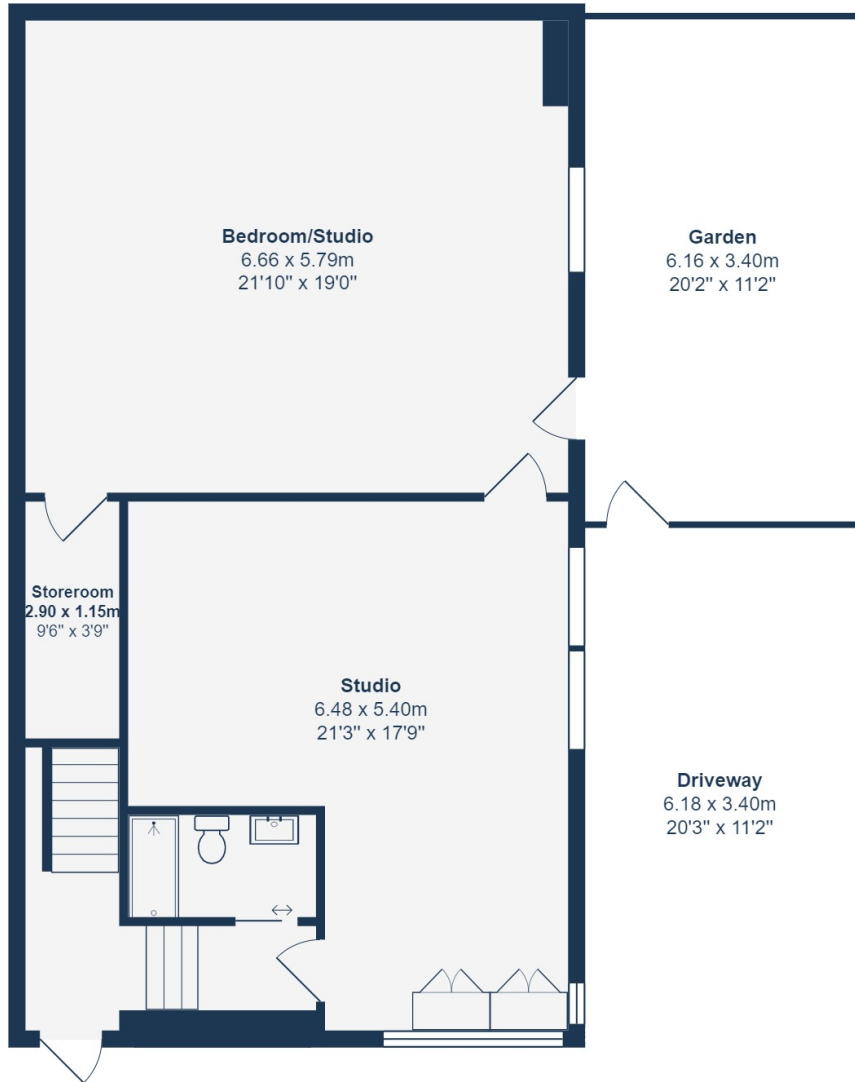
6.16m x 3.40m (20' 3" x 11' 2")

Sandstone paved.

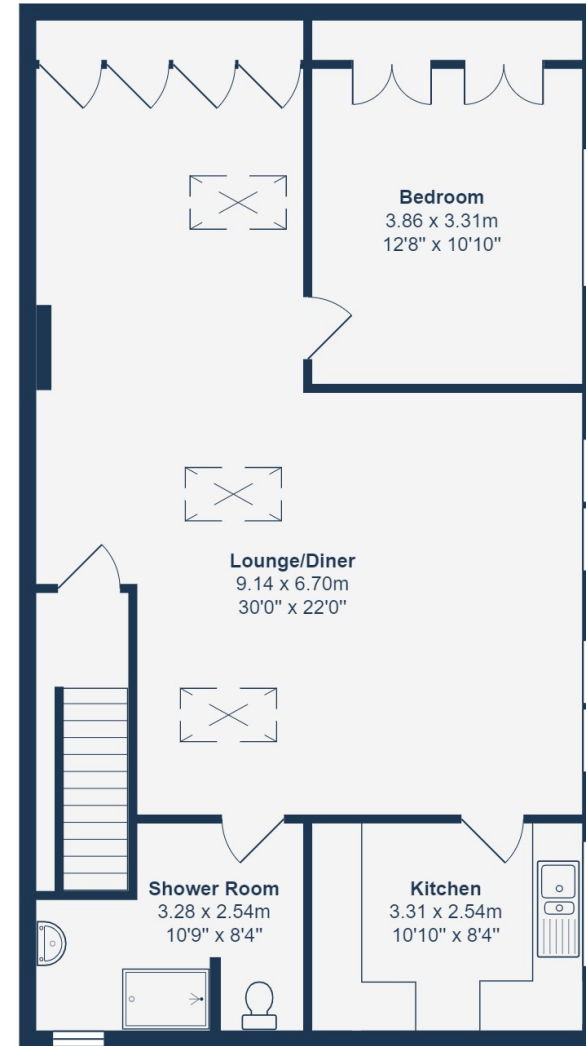
Driveway

6.18m x 3.40m (20' 3" x 11' 2")

Sandstone paved.



Ground Floor
Area: 86.5 m² ... 931 ft²



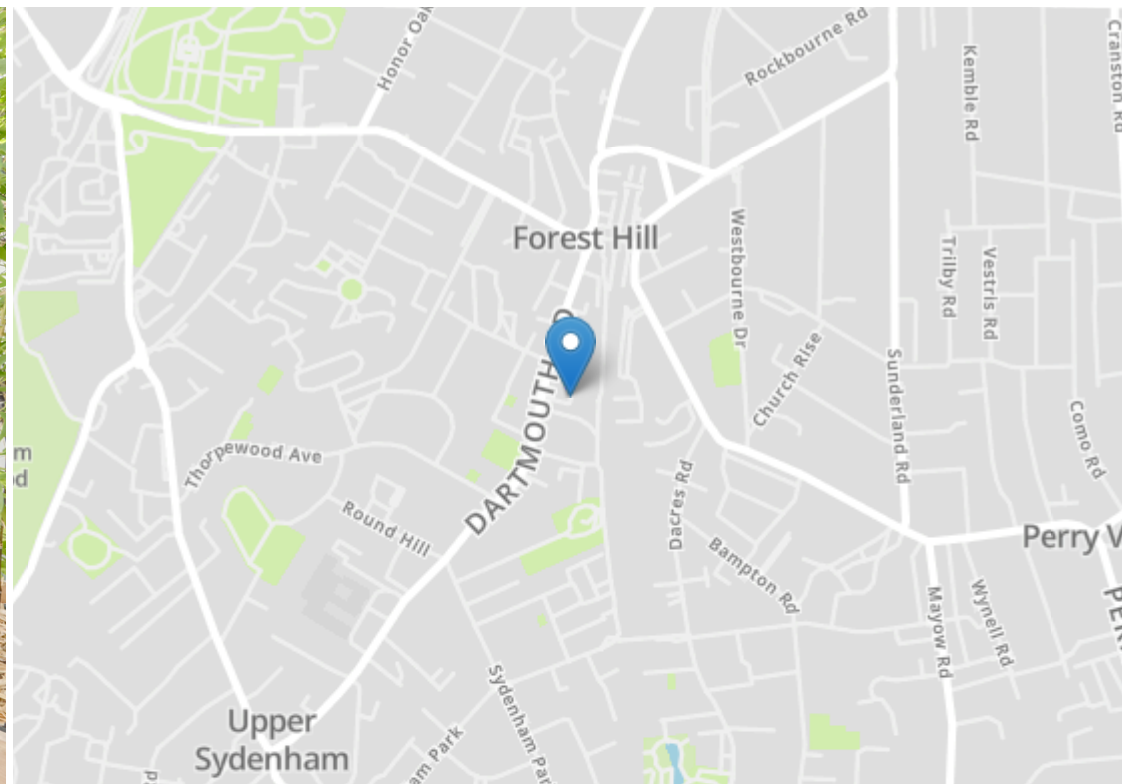
First Floor
Area: 84.5 m² ... 910 ft²

Total Area: 171.0 m² ... 1841 ft²

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		
(55-68)	D	70	70
(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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