

Tewkesbury Avenue, SE23 (4 bedroom House)

£825,000



## property description

Perched on top of Forest Hill offering stunning panoramic views of London is this stunning 4 bedroom, 1930's semi-detached family home. The house has been refurbished to a high standard by the current owners who have sympathetically restored some original features. The house also benefits from off street parking, a garage, double glazing throughout, cosy and fashionable cork flooring throughout, side return access and an opportunity to extend over the garage! (Planning permission granted) The house is raised from the road offering a nice feeling of privacy. The front door is shielded by a porch which is perfect for leaving shoes and brollies on those wet days. As you enter the hou...

## property features

- 4 bedroom 1930's semi detached family home
- Off street parking and a garage
- Large double reception room
- Newly refurbished kitchen
- 2 bathrooms (one en-suite)
- Private rear garden with stunning views over London

ALPS Estates Ltd trading as Pickwick Estates  
47 Honor Oak Park Honor Oak  
London, SE23 1EA, United Kingdom  
Reg No : 7444750  
Registered in England

Telephone : 020 3397 1166  
Website : <https://www.pickwickestates.co.uk>





**Tewkesbury Avenue**

Approximate Gross Internal Area (Including Garage)  
1481 sq ft / 137.6 sq m

Illustration for identification purposes only.  
measurements are approximate.  
Drawn for Pickwick Estates.

**Energy Performance Certificate**

34, Tewkesbury Avenue  
London, SE23 3QD  
6273 3002

Current Type: Semi-detached House  
Date of completion: 27 August 2009  
Total floor area: 1481 sq ft  
£84 per sq ft

The figure 2 performance is based on the energy use and the current state of floor area energy efficiency based on the following assumptions:  
 - The building is a standard building with no special features.  
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**Energy Efficiency Rating**

Energy Efficiency Rating: 2 (Green)

**Environment Impact (CO<sub>2</sub> Rating)**

Environment Impact (CO<sub>2</sub> Rating): 2 (Green)

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

Category	Current	Potential
Energy use	5278 kWh per year	3573 kWh per year
Carbon dioxide emissions	2.3 tonnes per year	1.5 tonnes per year
Lighting	£33 per year	£42 per year
Heating	£282 per year	£242 per year
Hot water	£282 per year	£242 per year

**England & Wales**

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with advice on energy saving products and services. For more information, visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk) or call 0800 512 122 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk).

For Full EPC information, click [here](#)