







“A beautifully crafted contemporary home where bold architecture, natural light and thoughtful design come together to create exceptional everyday living within a unique, community-focused setting.”

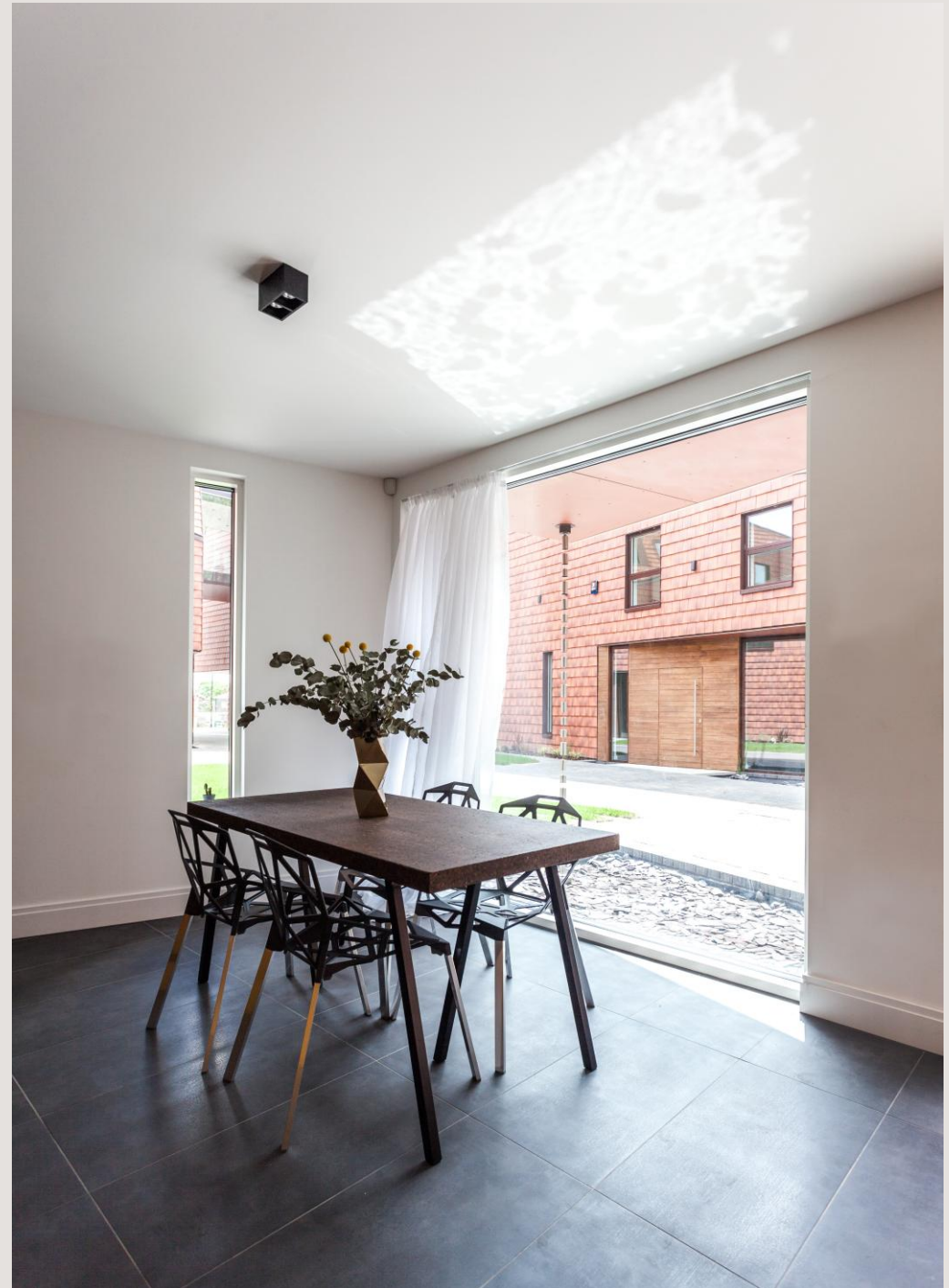
Set within the award-winning Kaolin Court development, this striking architect-designed home reimagines contemporary family living through bold architecture, carefully considered materials and beautifully proportioned spaces.

At the heart of the development lies a landscaped communal courtyard, creating a rare balance between private living and a genuine sense of community.

Beyond its distinctive clay-tiled façade, the interiors reveal a calm and understated palette where clean architectural lines are softened by warm tones and abundant natural light. The accommodation has been designed around openness and flexibility, allowing everyday family life to flow naturally from one space to the next.

The ground floor is centred around an expansive open-plan kitchen, dining and reception room that stretches the full depth of the house. Generous glazing draws light deep into the interior, while sliding doors open directly onto a private courtyard garden, creating an effortless connection between inside and out.

A substantial breakfast island anchors the contemporary kitchen, complemented by integrated appliances, extensive storage and generous work surfaces, while a separate utility room and guest cloakroom provide practical everyday convenience. The thoughtful layout creates distinct zones for cooking, dining and relaxing without compromising the openness of the space.









Upstairs, three generous double bedrooms continue the home's restrained architectural language. The principal bedroom enjoys a peaceful position overlooking the courtyard and benefits from a sleek ensuite shower room, while two further double bedrooms are served by a beautifully detailed family bathroom, illuminated from above by a roof light that fills the space with natural light.

Throughout the house, simplicity and performance sit hand in hand. Underfloor heating to the ground floor, triple glazing, excellent insulation and fibre-ready connectivity combine to create a home that is both exceptionally comfortable and highly energy efficient, while extensive integrated storage has been carefully considered.













Kaolin Court enjoys an enviable position between Forest Hill and Honor Oak Park, offering the best of both city and nature. Garthorne Nature Reserve sits immediately nearby, with Blythe Hill Fields and the Horniman Museum and Gardens all within easy reach. Forest Hill and Honor Oak Park stations provide swift connections into London Bridge, Canada Water and the City, while the surrounding neighbourhood has become known for its independent cafés, restaurants, excellent schools and strong sense of community.



Kaolin Court SE23

£895,000

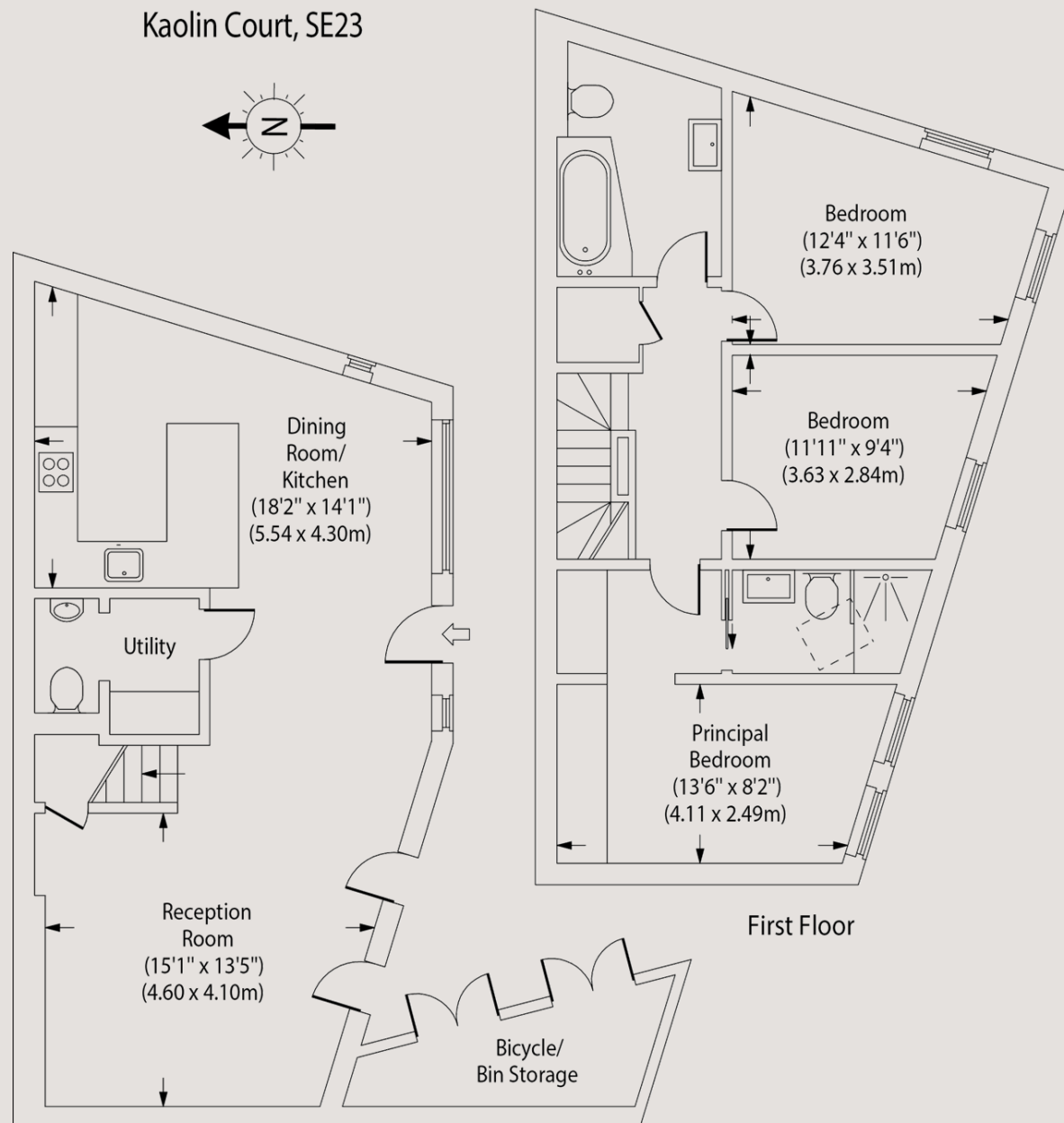
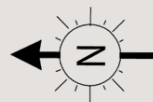
FREEHOLD
COUNCIL TAX BAND – E
EPC RATING – B

- Three double bedrooms
- Two bathrooms
- Award-winning architect-designed development
- Open-plan kitchen, dining and reception room
- Landscaped communal courtyard
- Utility room and guest cloakroom
- Triple glazing and ground floor underfloor heating
- Highly energy-efficient contemporary home
- Excellent integrated storage throughout
- Moments from Forest Hill and Honor Oak Park

0207 867 3999
hello@storyofhome.co.uk
www.storyofhome.co.uk

**Story
of Home**
Beautiful homes, by design

Kaolin Court, SE23



Ground Floor

First Floor

Approx Gross Internal Area 1226 Sq Ft - 113.90 Sq M

Every attempt has been made to ensure the accuracy of this floor plan however measurements are approximate and for illustration purposes only.