

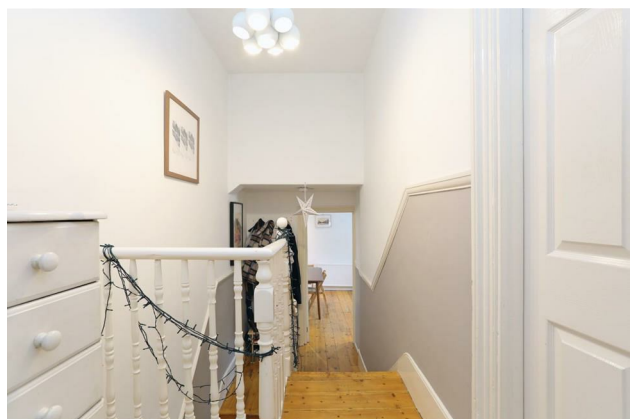
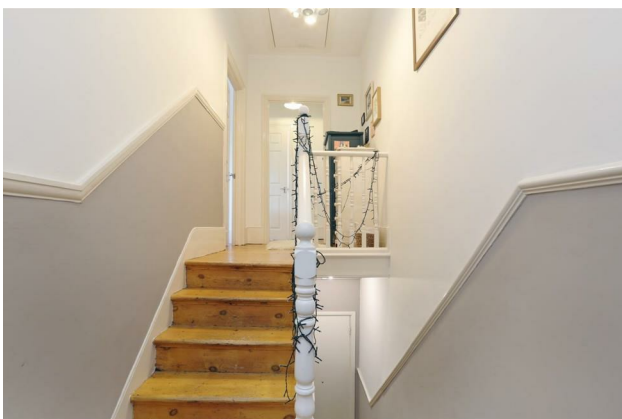
# HUNTERS®

HERE TO GET *you* THERE

**Brockley Grove, Brockley, SE4**

**Guide Price £425,000 to £425,000**

**Property Images**



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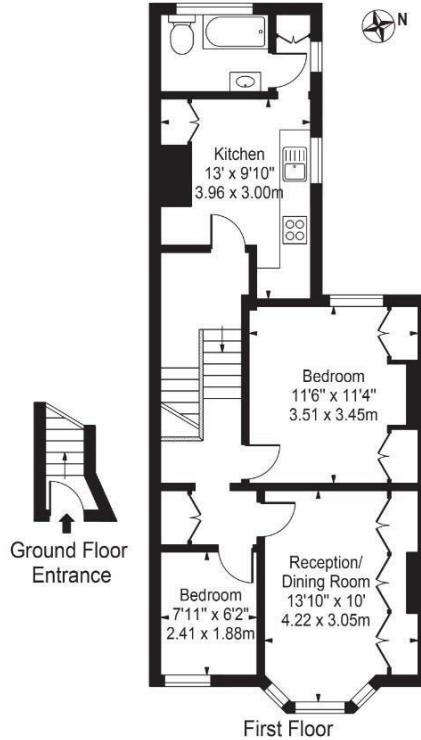
## Property Images



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HERE TO GET *you* THERE

Brockley Grove, SE4 1DZ  
Approx. Gross Internal Area 614 Sq Ft - 57.04 Sq M

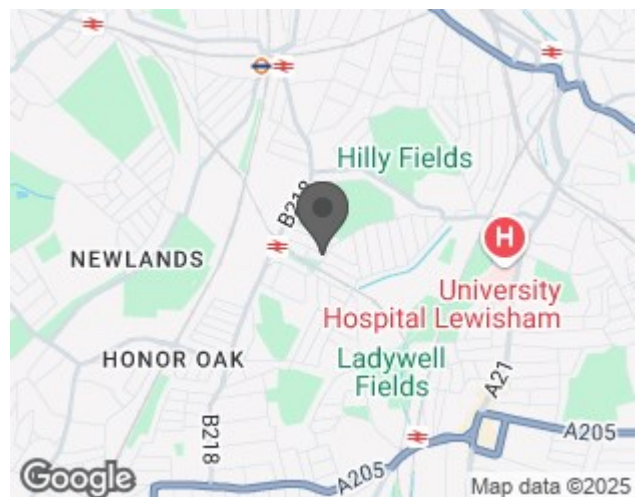


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 73                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Features

• FIRST FLOOR • Period flat • 2 bedrooms • £0 ground rent • £0 regular service charge contribution • Kitchen with space for dedicated dining table • Access to loft • Built in store room • Period features • Guide price £425,000 to £450,000

## Summary

Guide price £425,000 to £450,000. Two bedrooms, KITCHEN DINER, great location for transport, schools and recreation, PERIOD CONVERSION, £0 ground rent, £0 regular service charge, built in storage, SPLIT LEVEL LANDING

EPC: C

Tenure: Leasehold

Council tax: C (£1,712 p/yr)

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FREE mortgage consultation via Hunters - just call us to book in

### THE FLAT

Situated on the first floor of a charming period building, this conversion flat offers over 600 sq ft of space, two bedrooms, loft access (loft space is not allocated to the lease), cost effective lease charges due to the lease extension a few years ago with ground rent and service charge terms negotiated to £0 for ground rent and £0 regular service charge contribution.

The flat has a lovely split-level landing which is always popular with buyers as it offers both character charm and a feeling of more space.

There is built in storage cupboards as you will see noted on the floor plan and a variety of pleasing period features that include fireplace, floor boards, dado rails, ornate spindles and bay window.

The kitchen area will be especially popular with buyers as it has space for a dedicated dining table.

Whilst the location is popular for buyers in search of good transport links and sought-after schools, local recreation is another substantial consideration for this area.

### TRANSPORT, RECREATION, CONVENIENCES and SCHOOLS

Here is a summary of some of the connections, schools and recreation found locally:

Crofton Park station is in proximity with direct trains to some of the following London stations:

London Blackfriars  
London St Pancras  
Farringdon  
Kentish Town  
West Hampstead  
Luton  
Welwyn Garden City

Brockley station is also in proximity and offers links to:

Fenchurch Street  
London Bridge

Ladywell station offers connections to:



10A Dartmouth Road, Forest Hill, SE23 3XU  
Tel: 020 3002 4089 Email: [foresthill@hunters.com](mailto:foresthill@hunters.com) <https://www.hunters.com>



London Charing Cross  
London Cannon Street

There are connections from these stations taking you to many other popular locations such as:

Canada Water  
Shoreditch  
Stratford  
Islington

to name a but a few.

There is a selection of local schools that appeal to families buying locally which include:

Stillness Junior and Infants Schools are both highly acclaimed with OFSTED ratings "Good" and "Outstanding"

Gordonbrook Primary School is also in proximity and is OFSTED rated "Outstanding"

Prendergast Ladywell School OFSTED rating "Good"

St Dunstons College. A highly acclaimed local independent school.

Rathfern school OFSTED rated "Outstanding"

Holbeach school OFSTED rated "Good"

With an array of cafés, takeaways, restaurants, as well as Co-op supermarket in proximity of the property, the location is very convenient for every day life.

The area is thriving with recreation due to some of the green spaces and history in the locality.

Hilly Fields was formally farmland and saved from development by a group of enthusiasts including a co-founder of the National Trust, Octavia Hill. The park was opened in May 1896 and ever since has been a integral part of local life. The park has historic significance and is thought of by many locals as a golden pocket of south east London. Some of the facilities in the park include:

- Café
- Picnic area
- A dog exercise area
- A football pitch
- Cricket pitch
- Childrens play area
- Tennis courts
- Basketball court
- The highly acclaimed Francis Drake Bowls Club
- A highly acclaimed Stone Circle – granite stones erected in 2000 to celebrate the millennium
- Nature and conservation area
- A meadow

Ladywell Fields, (a mile long and made up of three fields with a river running through them), can be found just off Manwood Road and is one of the most popular spaces in proximity to the house. Some of the facilities and thing to enjoy at the fields include:

- play areas
- adventure playground
- ball courts
- skate park
- bowling green
- café
- cycle route (part of the Waterlink Way)
- the friends of park group
- water pumps
- river
- nature reserve
- tennis court
- toilets – including disabled facilities – open seven days a week during café opening hours

The highly acclaimed Rivoli Ballroom has a wonderful history and is one of the last remaining 1950's style Ballrooms left in London. It's located on Brockley Road in Crofton Park.

One Tree Hill which is just at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city

skyline. Once a working woodland, this is now a wonderful green space enjoyed by the locals.

Blythe Hill Fields is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail. They also have a great yearly festival for the local community to enjoy.

Please contact Hunters to discuss your viewing.

Verified Material Information

Council tax band: C

Council tax annual charge: £1811.53 a year (£150.96 a month)

Tenure: Leasehold

Lease length: 96 years remaining (99 years from 2022)

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.