

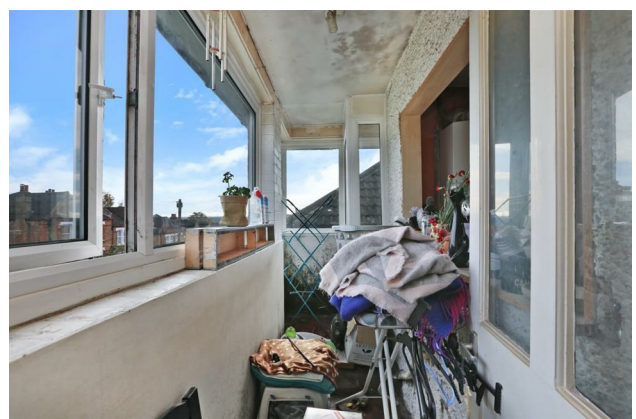
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Brockley View, Honor Oak, SE23

Guide Price £310,000 to £375,000

Property Images



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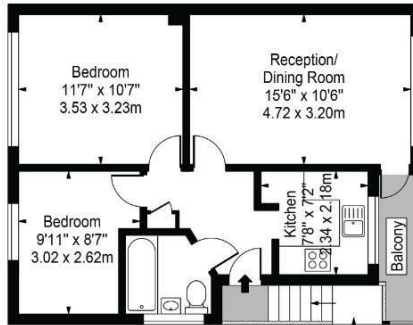
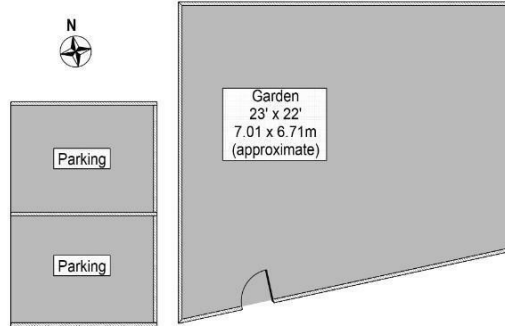
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Lynne Court,
Brockley View, SE23 1SW
Approx. Gross Internal Area 516 Sq Ft - 47.94 Sq M



First Floor

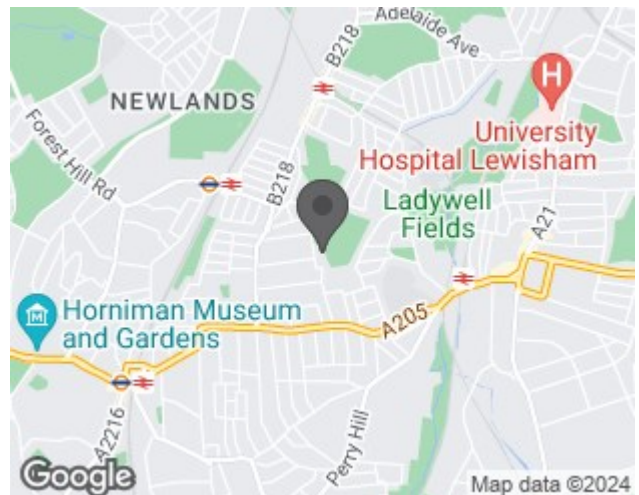
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		77	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

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

Features

• Two bedrooms • PRIVATE REAR GARDEN • Lease remaining approximately 91 years. • GREAT LOCATION NEAR THE HIGHLY ACCLAIMED BLYTHE HILL FIELDS • Own front door • Over 500 sq ft • Refurbishment project • CHAIN FREE • Guide price £325,000 to £375,000

Summary

Guide price £310,000 to £350,000, two bedrooms, REAR PRIVATE GARDEN, own front door, DESIRABLE LOCATION NEAR TO HIGHLY ACCLAIMED BLYTHE HILL FIELDS, refurbishment project, Bosch electric oven and gas hob, CHAIN FREE

EPC rated: C

Council tax band: C (£1,712 p/yr)

Tenure: LEASEHOLD.

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

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THE FLAT & THE LOCATION:

Undoubtedly one of the greatest selling points is the location.

Blythe Hill Fields is just up the road from the property and offers recreational facilities such as the Trim trail which is an exercise trail and local events where the residents of Honor Oak get to know each other better and enjoy the community spirit.

Blythe Hill Fields is well known for its panoramic view of the city Skyline, beautiful sunsets, dog walking, children's play park and general recreation. There is an annual festival every July which is well attended

You may look up details about Blythe Hill Fields on their website:

www.blythehillfields.org.uk

The property is over 500 sq ft with two bedrooms. We believe the property is priced very attractively for the space and location on offer.

In addition, the property offers OFF-STREET PARKING and a PRIVATE GARDEN.

The property is located off Brockley View (a premier Road in Honor Oak Park and where Blythe Hill Fields entrance is located) and surrounded by some well-regarded period properties.

LOCAL TRANSPORT, DINING OUT, AND OTHER RECREATION nearby

Transport to central London stations from Honor Oak Park train station (which is approximately 0.4 miles from the property) includes some of the following travel times:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

Canary Wharf in approximately 24 minutes

Some of our favourite local eateries include Mama Dough (a sourdough pizza restaurant) and the award-winning Babur Indian restaurant. There's also the Honor Oak gastro pub and a selection of boutique cafes and shops.

There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Other local attractions include One Tree Hill which is just at the top of Honor Oak Park and offers some of the most breathtaking views across London and the city skyline.

The Horniman Gardens and museum is another well-known local point of interest. With regular events such as a farmers market and live music, we believe this will be of interest to many buyers.

You can read more about the Horniman museum and gardens via the below link:

www.horniman.ac.uk

LOCAL SCHOOLS:

Undoubtedly this property offers a great location if schools and transport are top of your list, however, this location has even more to offer in the way of cafés, boutique shops, and numerous other recreational facilities. We'd encourage buyers to explore the area and enjoy a coffee or eat in one of the many local cafes or restaurants

The property is located in proximity to some of the most sought-after schools in the area. Several of the local schools were rated "Outstanding" by Ofsted and according to the website locrating.com. The property is also in the catchment of both Harris Boys and Harris Girls Academy East Dulwich. Primary schools include Stillness, Dalmain and William of York.

Please contact us if you would like further information.