

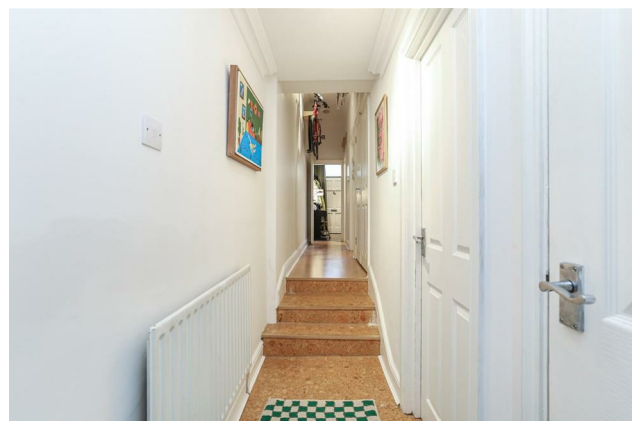
# HUNTERS®

HERE TO GET *you* THERE

**Stanstead Road, Forest Hill, SE23**

**Guide Price £375,000 to £425,000**

Property Images





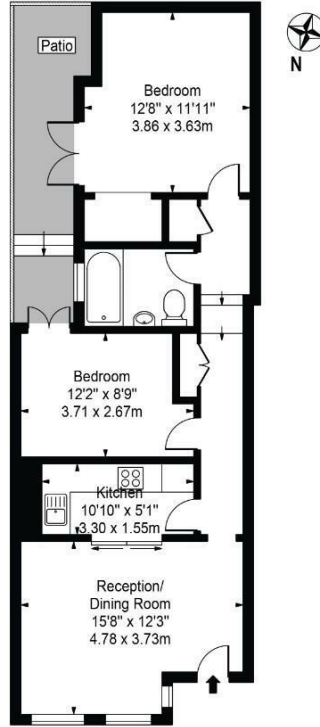
# HUNTERS®

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## Property Images



Stanstead Road, SE23 1DD  
 Approx. Gross Internal Area 658 Sq Ft - 61.13 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

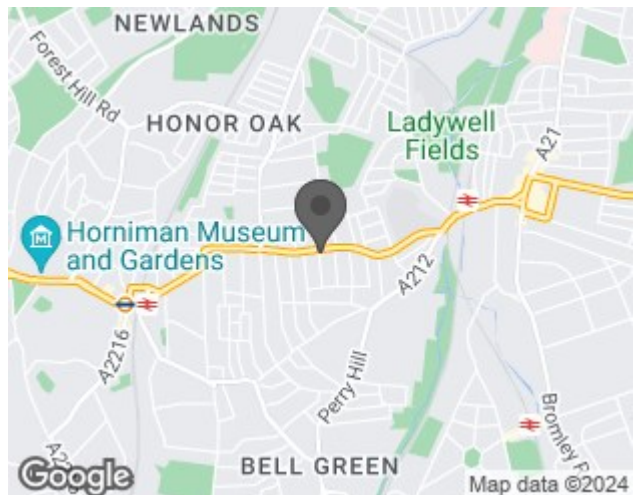
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

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

## Summary

Guide price £375,000 to £425,000. LONG LEASE OVER 165 YEARS REMAINING, private garden, TWO DOUBLE BEDROOMS, over 650 sq ft of space, semi open-plan, £0 ground rent, over £26,000 in reserve fund (as of 2023)...

## Features

• PRIVATE GARDEN • TWO DOUBLE BEDROOMS • SEMI OPEN PLAN • OVER 650 SQ FT • £0 GROUND RENT • Long lease with over 165 years remaining • Ground floor • Over £26,000 in reserve fund (as of 2023) • Guide Price £375,000 to £425,000 • CHAIN FREE

EPC rated: C

Council tax band: C (£1,712 p/yr)

LEASEHOLD - over 165 years remaining

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR FOREST HILL PROPERTY MARKET UPDATES

VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR – SHARE A LINK WITH YOUR FRIENDS AND FAMILY TO ENJOY THE VIRTUAL TOUR WITH THEM ON SCREEN TOO

## THE PROPERTY

The property is a chain free ground floor GARDEN FLAT with two DOUBLE bedrooms offering over 650 sq ft of space.

Currently the property has been set up as a one-bedroom flat rather than a two-bedroom. The current owners like having a kitchen diner and separate living room (hence there is only one bedroom image), however its easy to see from the floor plan which two rooms are intended as bedrooms.

You will see that the two bedrooms are both generous in size. The smallest bedroom is over 12 ft and comfortably fits a double bed (this is the bedroom in the images).

The property is well located for great social life, recreation (green spaces included) transport and highly acclaimed schools which this description will offer further details on.

Buyers will not fully appreciate the property and how feature rich it is unless they view in person. However, we highly recommend buyers view our HD VIDEO walk through and our 360 DEGREE VIRTUAL TOUR. Along with the images and floor plan, these will offer great insight prior to viewing.

## LOCAL RECREATION

Off the high street in Forest Hill, you'll find the excellent Forest Hill pools and library both of which have undergone refurbishment.

There are numerous points of interest locally and some of the most popular include:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894. <https://www.thewoodhousedulwich.co.uk/>

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

You can read more about the golf club here:

<http://www.dulwichgolf.co.uk/>

Beckenham Place Park is another highly acclaimed local green space that's offers London's first purpose-built swimming lake, nature trails and events at the mansion house:

<https://beckenhamplacepark.com/>

Blythe Hill Fields is also close by and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

## SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are several award-winning local restaurants including Babur (Indian), Mama Dough (sourdough pizza), Le Querce (beautiful family-run traditional Sardinian dishes) and L'Oculito (Spanish wine bar and dining).

Local popular cafes for lighter dining and coffee include: Grounds & Grapes, St Davids, Canvas & Cream which also hosts events and art studios

The award-winning traditional pub Blythe Hill Tavern has been voted CAMRA South East London pub of the year, known for its real ales and friendly staff. Expect roaring fires in Autumn and Winter plus traditional Irish music every Thursday evening.

The Honor Oak pub was refurbished recently and is a popular gastropub with a beer garden out the back.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

If you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Dulwich, Brockley, Beckenham, Greenwich, Deptford, Lewisham and Bromley to name a few. Both the latter have shopping centres and high streets with many well-known brand names shops and restaurants.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road (located off the south circular), a handy chemist and a post office on the south circular.

## TRANSPORT

Several train stations are located in proximity of the property and offer some of the following travel times to central London stations. These stations include Forest Hill, Honor Oak and Crofton Park as well as Catford.

Canada Water in approximately 12 mins  
London Bridge in approximately 15 mins  
Canary Wharf in approximately 15 mins  
Cannon Street in approximately 20 mins  
Charing Cross in approximately 21 mins  
Blackfriars in approximately 23 mins  
Victoria in approximately 25 mins  
Kings Cross St Pancras in approximately 26 mins

Bus routes running to many stations are available from the South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

## SCHOOLS

The property is in proximity of four schools which are rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary, rated OFSTED "Outstanding".

Kilmore - State, mixed, primary, rated OFSTED "Outstanding".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawn - State, mixed, primary, rated OFSTED "Outstanding".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

Please contact Hunters to arrange your viewing.