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Honor Oak Park, London, SE23

Guide Price £325,000 to £350,000

Property Images



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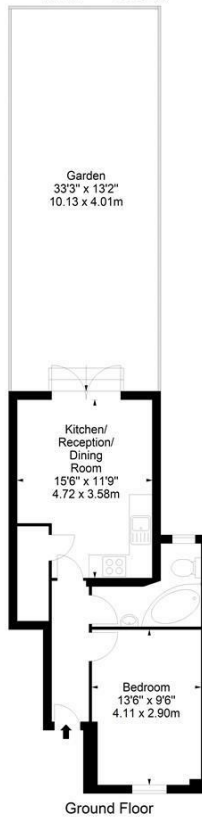
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Approx. Gross Internal Area *
418 Ft² - 38.83 M²



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by inter Design 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 © 2024

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	76	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: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide price £325,000 to £350,000. LONG LEASEHOLD, ground floor, 1 bedroom, PRIVATE GARDEN, APPROX 420 SQ FT of space, built in storage, open plan area over 15 ft and bedroom over 13 ft, great location for transport, shops and recreation

Features

• PRIVATE REAR GARDEN • GROUND FLOOR GARDEN FLAT • Over 410 sq ft of space • Bathroom with corner bath • Open plan living • Open plan area over 15 ft • Bedroom over 13ft • Lease over 115 years remaining • Guide price £325,000 to £350,000

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EPC rating: C

Council tax band: C (£1,712 p/yr)

Tenure: Leasehold with 116 years remaining

THE PROPERTY

The property is a ground floor, one bedroom flat with a PRIVATE GARDEN in a period style building. The private garden is a great selling point and with direct access from patio doors off the open plan area, the layout will be appreciated by many buyers.

Internally the existing footprint offers approximately 420 sq ft of space, a modern interior including stone kitchen worktops, a luxurious bathroom with a corner bath and a bedroom that spans approximately 13 and a half ft.

The flat also offers built in storage, windows to all rooms and a great location for all the conveniences of Honor Oak including the station, restaurants, Sainsburys local to name but a few along the road.

The property would be well suited to first time buyers and investors as the rental value would be in the region of £1500 pcm.

THE LOCATION

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, boutiques shops and numerous recreational facilities. We'd encourage buyers to explore the area and enjoy a coffee or dine in one of the many local eateries to appreciate the area.

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.

Transport to central London stations from Honor Oak train station (which is approximately 0.3 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 Rise and offers some of the most breath-taking views across London and the city skyline.

Blythe Hill Fields which is approximately one mile away and is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail.

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

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

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:

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