

# HUNTERS®

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**Brockley Rise, London, SE23 1JG**

**Asking Price £1,250,000**

**Property Images**





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## Property Images

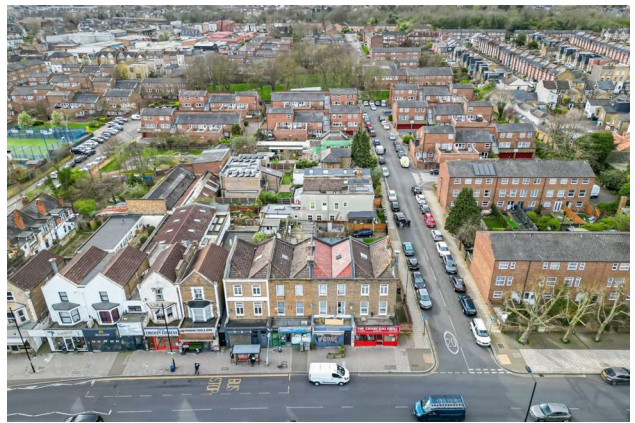
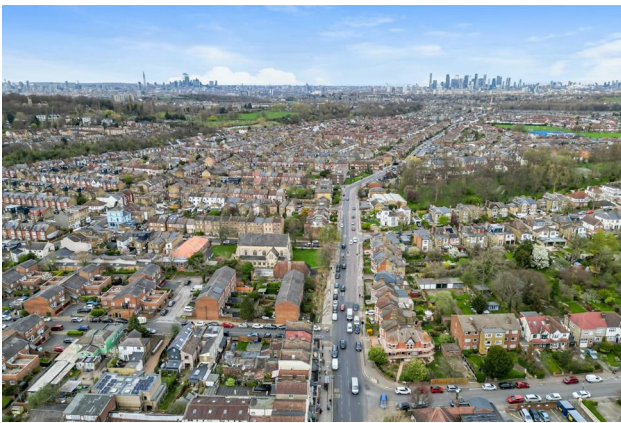




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Brockley Rise, SE23 1JG  
 Approx. Gross Internal Area 1954 Sq Ft - 181.53 Sq M  
 (Excluding Outbuilding)  
 Approx. Gross Internal Area Of Outbuilding 131 Sq Ft - 12.18 Sq M



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 1 TENURE: Freehold

COUNCIL TAX BAND C

EPC rated: D

FREEHOLD

DEVELOPMENT OPPORTUNITY - Asking Price £1,150,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

The Opportunity to the purchase the entire building is this Freehold Development Opportunity consisting of a commercial premises, 3-bedroom Duplex Apartment as well as land and an outbuildings that have planning permission to build two additional one bedroom dwellings.

LAND AT THE REAR HAS PLANNING PERMISSION TO BUILD TWO ONE-BEDROOM DWELLINGS ARRANGED AS HOUSES

This property offers approximately 2,100 sqft of living space/commercial units. The Commercial Premises is currently rented on a long term contract and above this is a Duplex Apartment that consists of three double bedrooms, one reception room, a family bathroom and a separate kitchen offering a fantastic family home with the potential to be converted in to two separate apartment STPC. There is also a substantial amount of land to the rear which has recently acquired Planning Permission to demolish the outbuilding and build two one bedroom houses set on two floors.

LOCAL TRANSPORT

The property is located between approximately 0.7 and 1 mile away from four stations.

Honor Oak Park

Forest Hill

Catford

Catford Bridge

Travel times to destinations from these stations include:

Bridge - approximately 16 minutes

Victoria - approximately 35 minutes

London St Pancras - approximately 32 minutes

London Cannon Street - approximately 30 minutes

London Charing Cross - approximately 28 minutes

Bus stops are located a few minutes' walk away, with routes 122, 171 and 185 serving a variety of destinations. Night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle to the bus stop (Brockley Park) at the end of St German's Road. Other routes nearby include the P4 from Honor Oak to Brixton.

## LOCAL HIGH STREETS, SOCIAL LIFE, DINING AND RECREATION

For those buyers who don't know the area so well here is a summary of some of the local schools and recreation found locally.

Other 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...

Forest Hill town centre is less than a mile away but if you ever fancied a greater selection of shops, eateries and social activity, then the vibrancy of Dulwich and Peckham is only a bus ride away.

Locally, there are numerous points of interest 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:

Blythe Hill Fields is also located in to local area 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:

Some of the eateries nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Mama Dough (Sour Dough) pizza restaurant and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.5 miles way) was refurbished a year or so ago and is now a popular gastropub with a beer garden out the back.

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

Kilmorie and Rathfern schools both of which are OFSTED rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are just a few out of several very well-regarded OFSTED rated schools locally.

Please contact Hunters to arrange your viewing.

## Features

• DEVELOPMENT OPPORTUNITY • FREEHOLD (entire building including shop flat and land) • COMMERCIAL / RESIDENTIAL • 3-BED DUPLEX • EXTENSIVE LAND • PLANNING PERMISSION GRANTED • ADDITIONAL TWO ONE-BED DWELLINGS ON LAND TO REAR • IN PROXIMITY TO TRANSPORT • IN PROXIMITY TO RESTAURANTS, COFFEE SHOPS AND AMENITIES