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Greystead Road, London, SE23

Guide Price £300,000 to £325,000

Property Images



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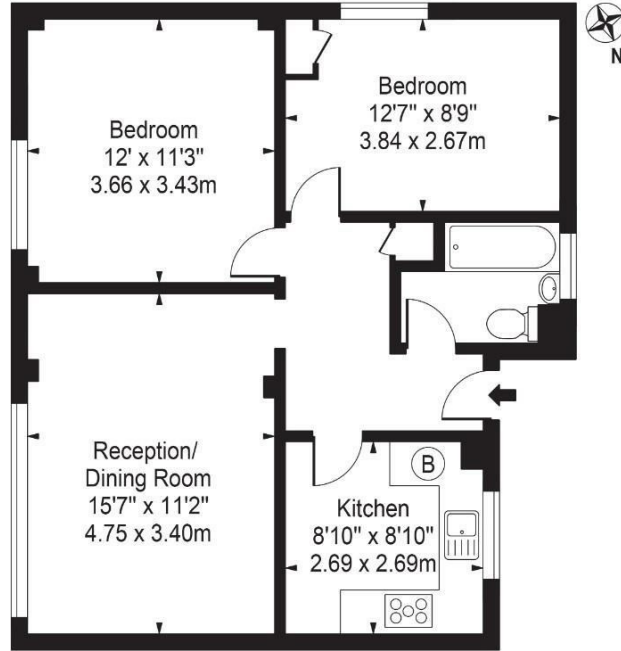
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Greystead Road, SE23 3SE

Approx. Gross Internal Area 631 Sq Ft - 58.62 Sq M



Sixth 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 | | | |
| (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

Summary

Guide price £300,000 to £325,000. This two-bedroom modern flat offers TWO DOUBLE BEDROOMS and over 630 sq ft of space. The property has a LIFT and offers far reaching views and a great location ideal for homeowners and investors. Long lease of circa 118 years.

Features

• LIFT in building • FAR REACHING VIEWS • 6th floor • 2 DOUBLE BEDROOMS • Over 630 sq ft of space • Great location for transport • Great location for recreation • Ideal for home owners and investors • Communal grounds with access to parking • Guide price £300,000 to £325,000

Council tax B (£1,585 p/yr)

EPC rated: TBC

Leasehold from January 2017 with a circa 118 years remaining.

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

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

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Tucked away just off the main road and approximately 0.5 mile to Honor Oak station and 0.6 mile to Forest Hill station, the property is positioned really well for local transport, cafes, restaurants, gastro pubs and recreational facilities.

Travels times from Honor Oak to central London stations include:

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 sour dough 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.

Local attractions include One Tree Hill which is just at the top of Honor Oak Rise (the very same road the property is located on) and offers some of the most breathtaking 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 also found approximately 0.8 miles away. 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/>

Surrounding the property there are some well renowned local schools which include:

Fairlawn Primary school rated Outstanding by Ofsted and in the top 10% of Ofsted rated schools

Stillness Infant school also rated Outstanding by Ofsted

Horniman Primary school rated Good by Ofsted and also in the top 10% of Ofsted rated schools

Dalmain Primary school rated Good by Ofsted and also in the top 10% of Ofsted rated schools

Please contact Hunters to arrange your viewing.

<http://www.hunters.com/offices/forest-hill>



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