

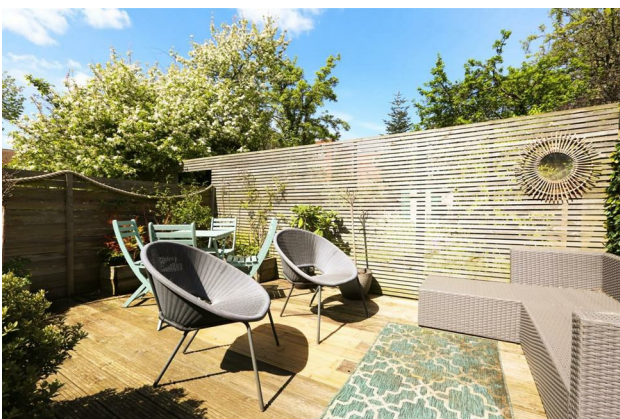
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HERE TO GET *you* THERE

St Germans Road, London, SE23

Guide Price £550,000 to £600,000

Property Images



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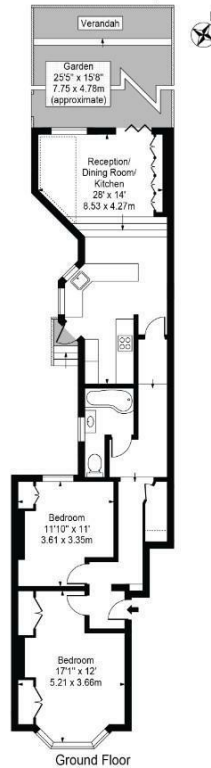
Property Images



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St. Germans Road, SE23 1RH
 Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M



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

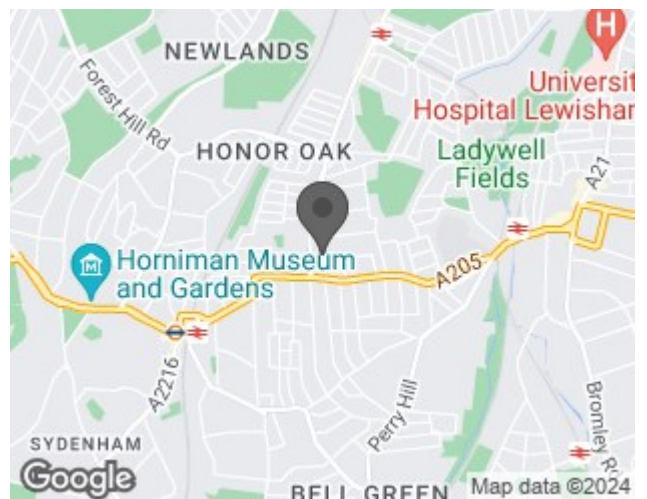
www.interdesignphotography.com

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		75	80
(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 £550,000 to £600,000. STUNNING ARCHITECTUALLY DESIGNED REAR EXTENSION WITH BIFOLD DOORS ONTO PRIVATE REAR GARDEN, two double bedrooms, lease over 150 years, £0 ground rent and service charges, over 74 sqm of living space

Features

• Over 74 sqm of space • Two double bedrooms • STUNNING ARCHITECTUALLY DESIGNED REAR EXTENSION • Open plan area over 28 ft • Master bedroom over 17 ft • Private rear garden • Long lease over 150 years • £0 ground rent and service charges • Side access • Guide price £550,000 to £600,000

EPC rated: C

Council tax band: C (£1,811 p/yr)

Leasehold – Over 150 years

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 PROPERTY

This two double-bedroom Victorian-style conversion flat offers fantastic living space due to an architecturally designed rear extension with bi-fold doors directly onto the private rear garden. With a lease of over 150 years remaining and £0 ground rent and service charges, it's well suited to a first-time buyer or investor.

Set back from the road with a shared driveway in front, the building is grand in appearance and positioned in a row of houses that are a mixture of period styles. This flat is positioned on the hall floor of a semi-detached period building.

As you will note from the images, floor plans, videos and interactive virtual tour, the property is extensive as it offers over 74 sqm of space which is the same floor space as many 3-bedroom properties.

You will note that the open plan kitchen living area is over 28 ft in length, is split level and features a partial glass ceiling in the extension combined with bi-fold doors that lead directly onto the private, landscaped, rear garden which gets beams of sunlight (as seen in the images).

A side access is a great added benefit as it provides convenience not normally available with many flats.

Both the bedrooms are double rooms and have built in wardrobes. The smaller of the two bedrooms has wonderful striped window frames which is likely from the building's original period.

The primary bedroom spans some 17ft and has a wonderful bay window adding grandeur to the room.

To truly appreciate what this property offers and the aesthetic of the design features, we urge you to view our 360-degree interactive virtual tour as well as our full walk through on YouTube and short video on TikTok.

LOCAL TRANSPORT

The property is located between approximately 0.6 mile and 1 mile away from four stations.

Honor Oak Park
Forest Hill
Catford
Catford Bridge

Travel times to destinations from these stations include:

London 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:

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

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:

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

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.