

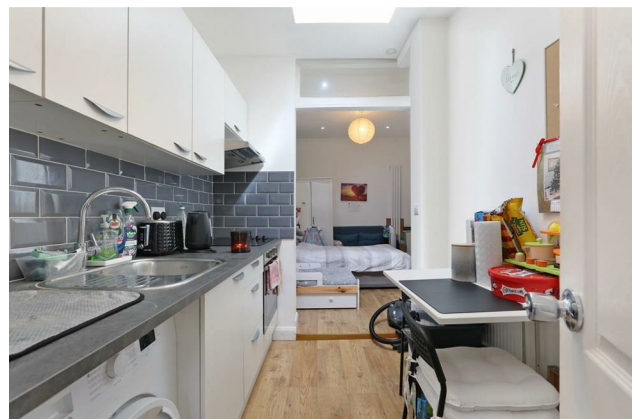
# HUNTERS®

HERE TO GET *you* THERE

**Cranston Road, London, SE23 2HA**

**Guide Price £150,000 to £175,000**

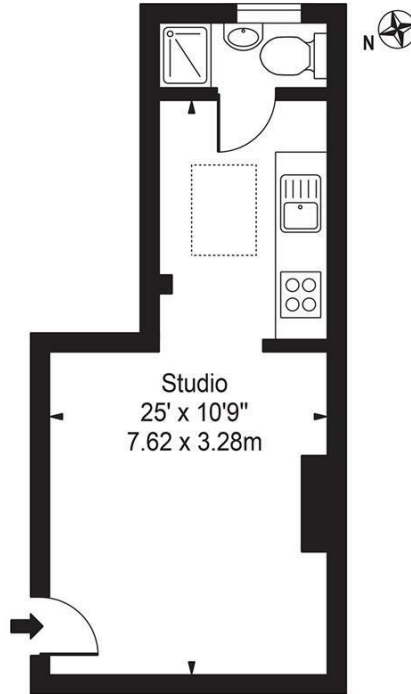
**Property Images**



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Cranston Road, SE23  
 Approx. Gross Internal Area 217 Sq Ft - 20.16 Sq M



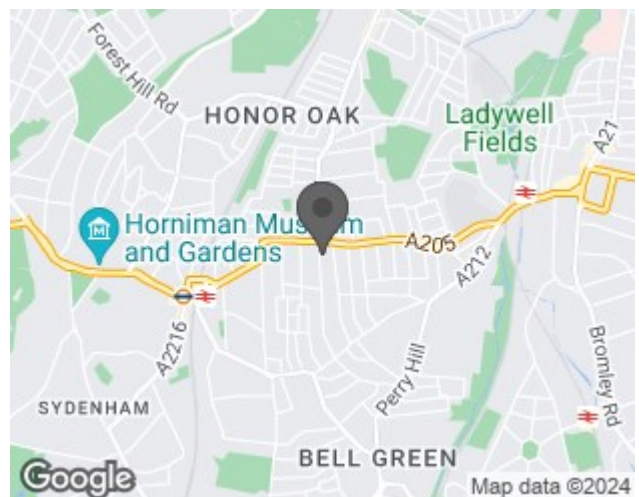
Ground Floor

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	76
(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 - Conversion Beds: 0 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Guide Price £150,000 - £175,000 - new to market is this studio apartment in proximity of Forest Hill Station. Spanning approximately 217sqft and offering a separate double bedroom, kitchen and separate bathroom the property is perfect for either a first home or as a buy-to-let investment. COUNCIL TAX BAND A.

## Features

- Approximately 8% Rental Yield
- Studio flat
- Approximately 217 sq ft of living space.
- Guide Price £150,00 to £175,000
- In proximity to Forest Hill Station
- Approximately 108 years remaining on the lease
- Stylish modern kitchen
- In proximity of coffee shops, restaurants and shops
- Contemporary bathroom

Guide Price £150,000 - £175,000

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.

Chain-Free and set on the ground-floor of this house conversion is this studio apartment within moments of Forest Hill Station. Offered in good condition and spanning approximately 217sqft the property has a double bedroom, family kitchen and a separate bathroom. The property also benefits from its own private entrance.

Cranston Road is a quiet residential road situated in the heart of Forest Hill.

The property is located approximately 0.6 miles from the main hub of Forest Hill which offers many cafés, restaurants and recreational facilities. Forest Hill station provides transport via the East London Line with links to many London Stations including London Bridge in Approximately 15 minutes.

The property is also less than a mile from the open space of Blythe Hill fields and its panoramic views over Canary Wharf, the City, Kent and Surrey.

For those tenants who don't know the area so well here is a summary of transport and recreation found locally.

Three train stations are located approximately 0.5 to 0.8 miles from the property and offer some of the following travel times to central London stations:

Charring Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available along the road and for late night travellers, night bus N171 runs from

Tottenham Court Road through Waterloo, Elephant & Castle and stops at the junction of Brockley Rise which is almost opposite the property.

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...

Catford town centre is approximately 0.8 miles away but if you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centres and high streets with many well-known brand name shops and restaurants.

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 the 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 Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.1 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 further along the road.

Furniture for illustration purposes only and may not be available or the same furniture for tenants at move in. Tenants are advised to discuss the furnishing with the agent before proceeding.

Please contact Hunters to arrange your viewing.