

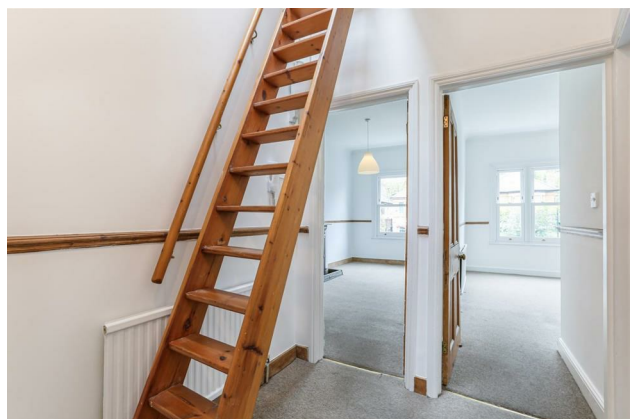
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Devonshire Road, London, SE23 3SX

Guide Price £525,000 to £550,000

Property Images



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Devonshire Road, SE23 3SX
 Approx. Total Internal Area 1291 Sq Ft - 119.94 Sq M
 (Including Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 895 Sq Ft - 83.15 Sq M
 (Excluding Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area Of Loft 503 Sq Ft - 46.73 Sq M



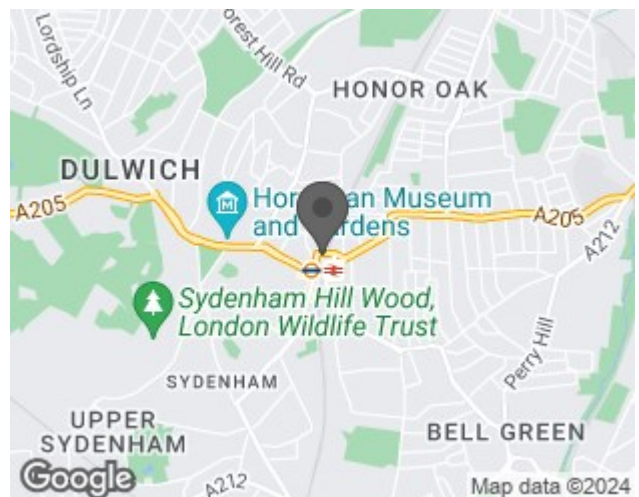
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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			
(69-80) C			
(55-68) D		55	
(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: Apartment Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Features

• Chain Free • Potential To Extend STPP • Period Conversion • Top-Floor • 3-Bedrooms • Huge Loft Space • Proximity To Transport • Proximity To Schools • Proximity To Parks/Green Spaces • Proximity To Bars, Cafe's, Restaurant

Guide Price £525,000 to £550,000 - With potential to extend subject to planning is this 3-bedroom top-floor conversion on the sought after Devonshire Road. Spanning approximately 1,300sqft the property currently benefits from 900sqft(approx.) of living space with an additional 500sqft (approx.) of space with potential for extension. With a living room, kitchen and family bathroom plus a approx. 50ft garden this is a perfect family home.

EPC D

COUNCIL TAX BAND C

SHARE OF FREEHOLD

Guide Price £525,000 - £550,000

CHAIN-FREE and new to the market is this well-proportioned 3-bedroom period conversion on this sought-after road in Forest Hill.

This period property offers approximately 900sqft of living space and an additional loft space spanning the size of the property which has the potential to extend. Offering three double bedrooms, one reception room, a separate kitchen, family bathroom and large garden this is an ideal opportunity for someone looking to put their own stamp on a property and create a beautiful family home.

The property is also offered with the added benefit of a SHARE OF THE FREEHOLD which is substantially more attractive than most flats which offer the leasehold only.

Located on the Forest Hill side of Devonshire Road this property is located approximately 0.2 miles to the station.

Travels times from Forest Hill include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

Forest Hill is known well locally for its boutique restaurants and shops.

As well as having a Sainsbury's, Superdrug and WH Smith, Forest Hill is well served with a variety of high quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, a number of great cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all host various music events, exhibitions and craft days, and have brought a cool and trendy vibe to Forest Hill.

Off the high street you'll also find the excellent Forest Hill pools and library which has recently undergone a refurbishment.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.5 miles away. 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:

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

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Early Viewing Recommended