

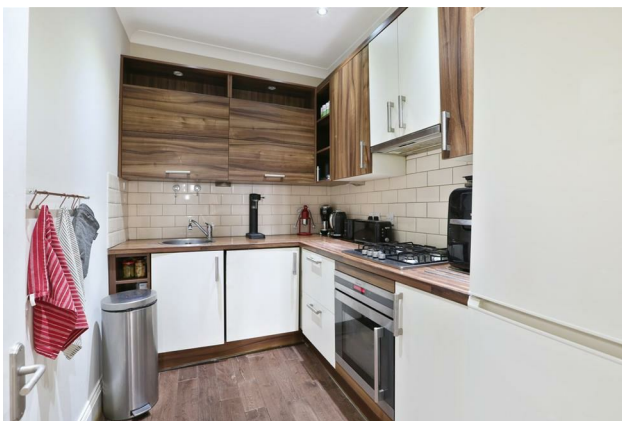
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HERE TO GET *you* THERE

Montem Road, London, SE23 1SJ

Guide Price £300,000 to £325,000

Property Images



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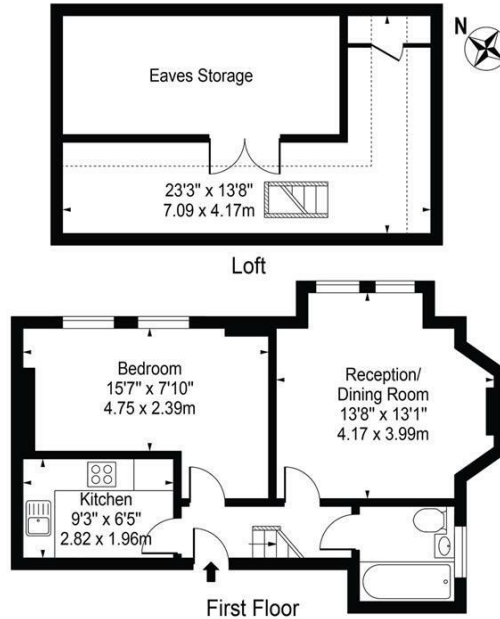
Property Images



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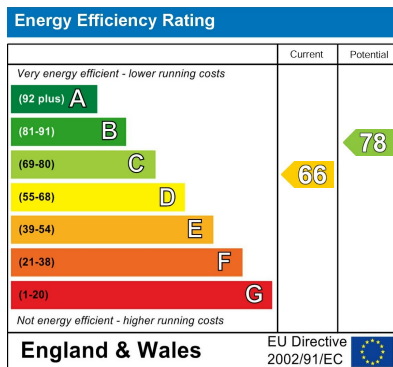
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Montem Road,
Forest Hill, SE23 1SJ
Approx. Total Internal Area 764 Sq Ft - 70.98 Sq M
(Including Eaves Storage & Restricted Height Area)
Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M
(Excluding Eaves Storage & Restricted Height Area)



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



Map



Details

Type: Apartment - Conversion Beds: 1 Bathrooms: 1 Receptions: 1
Tenure: Share of Freehold

Features

• Guide Price £300,000 to £325,000 • Period Conversion • Share of Freehold • One Bedroom • Recently Refurbished • High Ceilings • Private Parking • Additional Loft Room • Proximity to Transport • Proximity to Parks and Green Spaces

Guide Price £300,000 to £325,000 - Share of Freehold and offered in good condition is this one bedroom first-floor period conversion property set between Honor Oak and Forest Hill. Spanning approximately 765 sqft and offering one double bedroom, a converted loft room, a kitchen, a separate living room with period style feature fire-place and a family bathroom this property would be perfect for a family home. The property also benefits from private parking – COUNCIL TAX BAND B.

EPC D

COUNCIL TAX BAND B

SHARE OF FREEHOLD

Guide Price £300,000 - £325,000

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.

A marvellous period conversion apartment set on the first-floor of this residential property and situated in the heart of Forest Hill. Offered in immaculate condition, spanning approximately 765 sqft and offering one double bedroom, a separate converted loft space, a larger than average living room (including feature fireplace and period style radiators) , a separate kitchen and a family bathroom this property would be perfect for a family home. The property also benefits from private parking.

Montem Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

The property is located off Brockley Park (a premier Road in Honor Oak) and surrounded by some well-regarded period properties.

LOCAL SCHOOLS:

Undoubtedly this property offers a great location if schools and transport are top of your list, however, this location has, even more, to offer in the way of cafés, boutiques shops, and numerous other recreational facilities. We'd encourage buyers to explore the area and enjoy a coffee or dine in one of the many local eateries to appreciate the area.

The property is located in proximity to some of the most sought-after schools in the area. Several of the local schools were rated "Outstanding" by Ofsted and according to the website locrating.com the property is also in the catchment of both Harris Boys and Harris Girls Academy East Dulwich.

LOCAL TRANSPORT, DINING OUT, AND OTHER RECREATION IN PROXIMITY:

Transport to central London stations from Honor Oak train station (which is approximately 0.4 miles from the property) includes some of the following travel times:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

Canary Wharf in approximately 24 minutes

Some of our favorite local eateries include Mama Dough (a sourdough 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.

Other local attractions include One Tree Hill which is just at the top of Honor Oak Rise and offers some of the most breathtaking views across London and the city skyline.

The Horniman gardens and museum is another well-known local point of interest. 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/>