

# HUNTERS®

HERE TO GET *you* THERE

**Canonbie Road, London, SE23 3AG**

**£375,000 to £425,000**

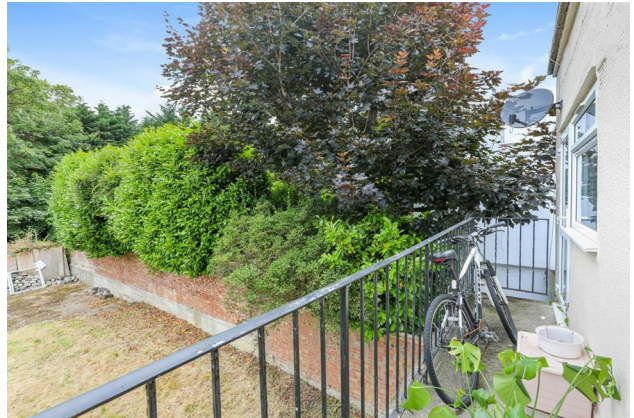
**Property Images**



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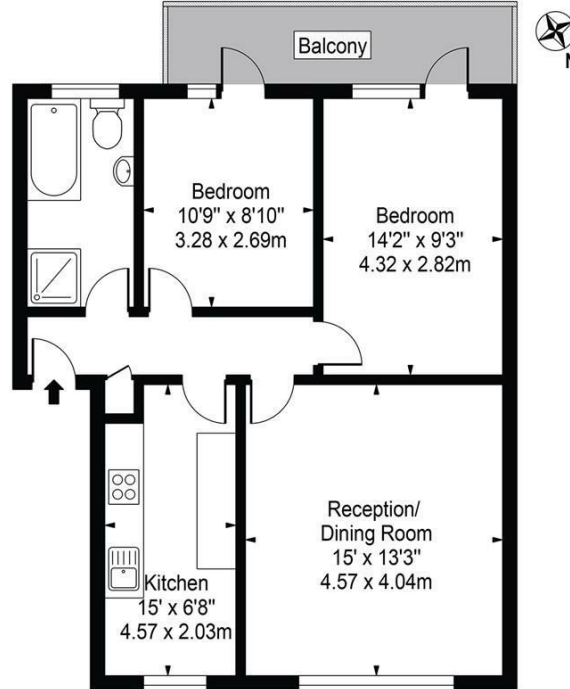
## Property Images



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Canonbie Road, SE23 3AG  
 Approx. Gross Internal Area 667 Sq Ft - 61.97 Sq M



First 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>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         | 57      | 66        |
| (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 - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1  
 Tenure: Leasehold

Guide Price £375,000 to £400,000 - new to market is this two bedroom apartment situated in the heart of Forest Hill. Spanning approximately 667 sqft and offering two double bedrooms, a separate living room, separate kitchen, a family bathroom and a balcony overlooking the communal gardens this property would be perfect for a family home. The property also comes with a garage.

## Features

• Guide Price £375,000 to £400,000 • Sought After  
Location • Garage • Separate Living Room and Kitchen • Two Double Bedrooms • New Lease • Private Balcony and Communal Gardens • Close Proximity to Transport Links • Close Proximity to Schools and Parks including the Horniman • Close Proximity to Restaurants, Shops and Amenities

EPC D

COUNCIL TAX BAND C

LEASEHOLD

Guide Price £375,000 - £400,000

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.

Set on the first-floor of this residential block on Canonbie Road in the heart of Forest Hill is this two-bedroom apartment. Offered in good condition, spanning approximately 667 sqft and offering two double bedrooms, a larger than average living room, a separate kitchen, a family bathroom and a balcony overlooking the communal gardens this property would be perfect for a family home. The property also benefits from a garage and substantial Communal Gardens.

Canonbie Road is very well located in the heart of Forest Hill and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

## THE LOCATION

Horniman Drive offers something both rare and unique. The entrance to one of southeast London's popular family attractions, the Horniman Museum and Gardens, is located extremely close to the property. This is so convenient that the gardens of the Horniman's are a secondary outside space for the residents of in the immediate area.

For those buyers who aren't familiar with the Horniman museum and gardens we recommend you have a look online and visit when you are in the area.

To have something of this nature on your doorstep will appeal to many buyers. With regular events such as a farmer's market and gardens that children adore, (sound garden and animals in particular), this will be of paramount interest to families.

You can read more about the Horniman museum and gardens via the below link:

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

If the above isn't enough to tempt you, a more general view of the area will give insight into why Forest Hill has become increasingly popular in recent years and been featured on the popular TV programme "Location Location Location" several times.

Forest Hill has much to offer from boutique shops, thriving independent businesses on the high street, a great selection of green spaces and recreational facilities to great transport links and highly regarded schools.

## SCHOOLS

Some of the best-known public schools include:

Ofsted rated "Good" Horniman (very popular with residents many of which move to this location to secure a place at this school)

Ofsted rated "Outstanding" Eliot Bank

Ofsted rated "Outstanding" Fairlawn.

Ofsted rated "Outstanding" Stillness.

Ofsted rated "Outstanding" Rathfern.

Ofsted rated "Good" Dalmain.

You will also find a selection of independent schools locally one of which is a Montessori and the other is the highly acclaimed St Dunstan's which is also ranked in Ofsted's top 10%.

## TRANSPORT

Forest Hill train station is served by the London Overground (Orange Line) and Southern Rail. Travel times to central London stations include:

London Bridge in approximately 15 minutes (change for Northern Line)

Canada Water in approximately 12 minutes (change for Jubilee line)

London Victoria in approximately 40 minutes

Canary Wharf in approximately 24 minutes

## DINING OUT AND RECREATION

Some of our favourite local eateries span across both Forest Hill and Honor Oak (both towns come under the same postcode) and include Mama Dough and Bona (sour dough pizza restaurants), Canvas and Cream (great local café serving a selection of cakes, food and drink. They also host some art exhibitions) and the award-winning Babur Indian restaurant. There's also the popular Le Querce which is

run by a Sardinian family serving traditional dishes.

Alongside the Horniman, other local attractions include One Tree Hill at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city skyline. In our opinion this is a hidden gem.

You will also find nature reserves in proximity of the property on Devonshire Road and Garthorne Road.

There is a selection of walking trails locally via the highly acclaimed Sydenham Hill woods and Albion Millennium Green to name just a couple.

You might be surprised to note there is a golf course in the local area. The ever-popular Dulwich and Sydenham golf course is an 18-hole course founded in 1894 and designed by one of the most significant course architects of all time. It has views over the woods and of Dulwich college. You may read more about the golf course here:

<https://www.dulwichgolf.co.uk/>

Forest Hill Library and pools have both undergone complete renovation in recent years. Forest Hill pools has fantastic swimming facilities but also has a well-equipped gym and exercise classes.

Blythe Hill Fields is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail and we mustn't forget the yearly Blythe Hill festival that brings local business and the community together for a day of fun.

You may look up details about Blythe Hill Fields on their website:

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

We look forward to answering any questions you may have about this property and arranging your viewing.