

HUNTERS®

HERE TO GET *you* THERE

Hurstbourne Road, London, SE23 2AB

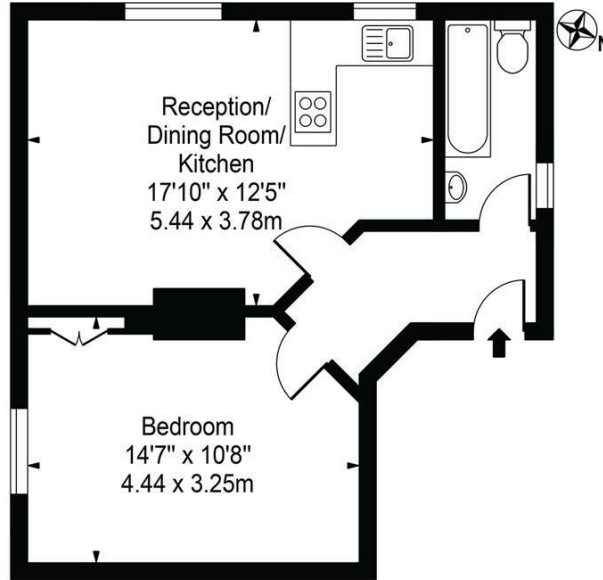
Guide Price £225,000 to £250,000

Property Images



Hurstbourne Road, SE23 2AB

Approx. Gross Internal Area 450 Sq Ft - 41.81 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 02016.

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			
(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: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

Guide Price £225,000 to £250,000 - SHARE OF FREEHOLD - new to market is this one bedroom apartment situated in Forest Hill. Spanning approximately 450 sqft and offering one double bedroom, an open-plan living room and kitchen and a family bathroom this property would be perfect for a family home.

Features

• Guide Price £225,000 to £250,000 • SHARE OF FREEHOLD • Period Conversion • High Ceilings • Sash Windows • Separate Bathroom • Quite Residential Road • Close Proximity to Transport • Close Proximity to Schools and Amenities • Close Proximity to Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND A

SHARE OF FREEHOLD

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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 period house conversion and in proximity of Forest Hill station is this one-bedroom apartment. Offered in moderate condition, spanning approximately 450sqft and one double bedroom, a larger than average open-plan living room/kitchen this property would be perfect for a family home.

Hurstbourne 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.

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

Forest Hill (Overground/National Rail), Catford Station (National Rail), and Catford Bridge (National Rail) are located approximately 0.5 miles from the property and offer transport to Central London stations:

London Bridge in approximately 11 minutes
Shoreditch High Street in approximately 23 minutes
Charing 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 minutes from the flat. For late-night travelers, night bus N171 runs from Tottenham Court Road through Waterloo, Peckham, Elephant & Castle and stops at a bus stop minutes away from the flat.

Nearby local high streets include Honor Oak, Forest Hill, Brockley, and Catford, where you will find amenities such as Sainsbury's and Tesco, your choice of boutique cafés, restaurants, trendy gastro pubs, and cocktail bars, as well as leisure centers (including Forest Hill pools), libraries and Catford Mews cinema.

If you ever fancied a greater selection of shops, eateries, social activity, and nightlife, there are swift bus connections to trendy Peckham, East Dulwich, and New Cross. There are also travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centers and high streets with many well-known brand names shops and restaurants.

Locally, there are numerous points of interest, including:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music, and seasonal festivals.

You can read more about the Horniman museum and gardens here:

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

Blythe Hill Fields is also located in the local area and offers recreational facilities such as 'the trim trail', 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:

<https://www.blythehillfields.org.uk/>

Located a short walk from the property is Ladywell fields, offering basketball courts, tennis courts, an athletics track, and open green space. More details on local amenities in Ladywell Fields can be found here:

<https://lewisham.gov.uk/inmyarea/openspaces/parks/ladywell-fields>

Some of the eateries nearby include the award-winning Babur Indian restaurant, the popular Mama Dough (Sour Dough) pizza restaurant, and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately .05 miles away) is a popular gastropub with a beer garden at the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road, with a handy chemist located next door and a nearby post office.

The area is also home to some well-regarded schools:

Kilmorie school is OFSTED rated "Outstanding" and one of the attractions of this area.

Rathfern school which is OFSTED-rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are another two out of several very well-regarded OFSTED-rated schools locally.

Please contact Hunters to arrange your viewing.