

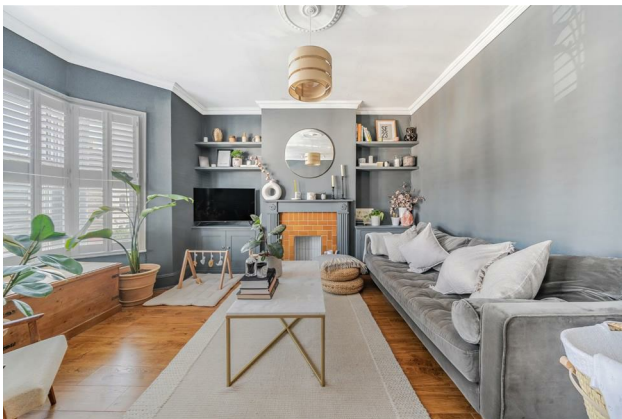
# HUNTERS®

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**Bovill Road, London, SE23 1EU**

**Guide Price £500,000 to £550,000**

**Property Images**



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## Bovill Road, London, SE23

Approximate Area = 735 sq ft / 68.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Harper Mabel trading as Hunters. REF: 1173685

## 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>			
(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: 2 Bathrooms: 1 Receptions: 1  
Tenure: Share of Freehold

## Features

• Guide Price £500,000 to £550,000 • Share of Freehold • Period Conversion with access to loft space • Two Bedrooms • Private Garden • Separate Kitchen and Living Room • A Separate Garage • A Quite Residential Tree-Lined Road • Close Proximity to Transport/Schools • Close Proximity to Parks and Green Spaces

Guide Price £500,000 to £550,000 - new to market is this two bedroom apartment situated in Honor Oak Park. Spanning approximately 735 sqft and offering two bedrooms, a separate living room, a kitchen, a family bathroom, a garden this property would be perfect for a family home. The property also benefits from access to loft space and a garage.

EPC TBC

COUNCIL TAX BAND C

SHARE OF FREEHOLD

Guide Price £500,000 - £550,000

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 period conversion and in proximity of Honor Oak station is this 2-bed apartment. Offered in good condition, spanning approximately 735sqft and offering one double bedrooms, one single bedroom, a larger than average living room, a separate kitchen, a family bathroom, a private garden and a garage this property would be perfect for a family home. The property also benefits from a garage.

Bovill 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.

Nearby Honor Oak Park station offers train services into London Victoria, London Bridge, Canada Water and Canary Wharf.

Early viewing is advised.

## THE LOCATION

Apart from emergency access, the road is closed at the junction with Gabriel Street which means it's a dead-end road. Because of this it is quieter than many roads in the area. Many buyers may suggest the location feels more like a cul de sac given the reduced used of the road.

Garthorne nature reserve is located a few roads away from the property which is a beautiful lush green space with plenty of birdsong.

You may read more about the nature reserve here and discover why is so loved by the locals and such a benefit to live nearby. You can also read a bit about the history of the area including details on the Great North Wood and the Croydon Canal: <https://garthorneroadnaturereserve.com/>

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 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.

Transport to central London stations from Honor Oak train station (which is approximately 0.3 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 favourite 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.

Blythe Hill Fields which is approximately one mile away and is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail.

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

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

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/>