

HUNTERS®

HERE TO GET *you* THERE

Devonshire Road, London, SE23 3NJ

Guide Price £525,000 to £550,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

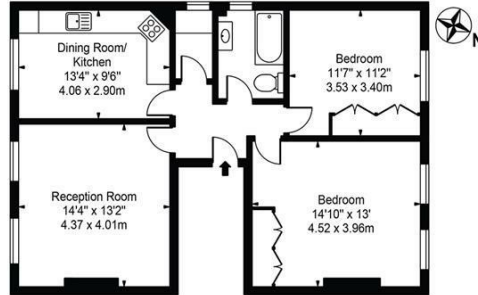
Property Images



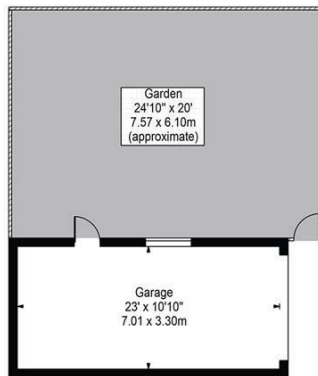
HUNTERS®

HERE TO GET *you* THERE

Devonshire Road, SE23 3ND
 Approx. Gross Internal Area 770 Sq Ft - 71.54 Sq M
 (Excluding Garage)
 Approx. Gross Internal Area Of Garage 249 Sq Ft - 23.13 Sq M



First Floor



Ground 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) 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 - Conversion Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide Price £525,000 to £550,000 - new to market is this two-double bedroom Period Conversion First-Floor property situated on this desirable road in close proximity of Forest Hill and Honor Oak Park. Spanning approximately 770sqft and offering two double bedrooms, a separate kitchen, a family bathroom, a separate living room, a utility room, a garage and a private garden this property would be perfect for a family home.

Features

• Guide Price £525,000 to £550,000 • Period Conversion • First-Floor • Two-Double Bedrooms • Separate Kitchen/Living Room • Private Garden • Garage • Close Proximity to Schools • Close Proximity to Restaurants, Shops and Amenities • Close Proximity to Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £525,000 - £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.

New to the market is this well-proportioned 2-bedroom flat on this quiet and tranquil road.

This period property offers approximately 770 sqft of living space and boasts plenty of character. Offering two double bedrooms, one reception room, a separate kitchen/dining room, family bathroom, a utility room, a garage and a private garden.

The property is decorated to a very high standard and is a perfect family home.

Located around 0.3 miles from Honor Oak and 0.4 miles from Forest Hill stations this property on Devonshire Road is ideally situated.

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

Fairlawn School is also ideally located and rated Good.

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.

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 vibrancy and amenities of Peckham are also accessible. In recent years SE15 has become acclaimed for its evolving social atmosphere and vibrancy and an array of shops, cafes, bars and restaurants can be enjoyed as well as local green spaces such as Peckham Rye and Burgess Park.

Back in Forest Hill, 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.

Early Viewing is recommended

Verified Material Information

Asking price: Guide Price of £525,000 to £550,000

Council tax band: B

Council tax annual charge: £132 per month

Tenure: Leasehold

Lease length: 91 years

Ground rent: £10

Service charge: £500

Property type: Flat

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: Survey Instructed

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.