

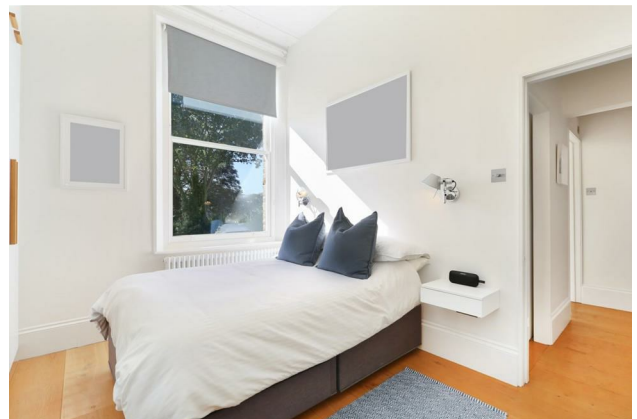
# HUNTERS®

HERE TO GET *you* THERE

St Germans Road, London, SE23 1RJ

Asking Price £400,000

Property Images





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## Property Images



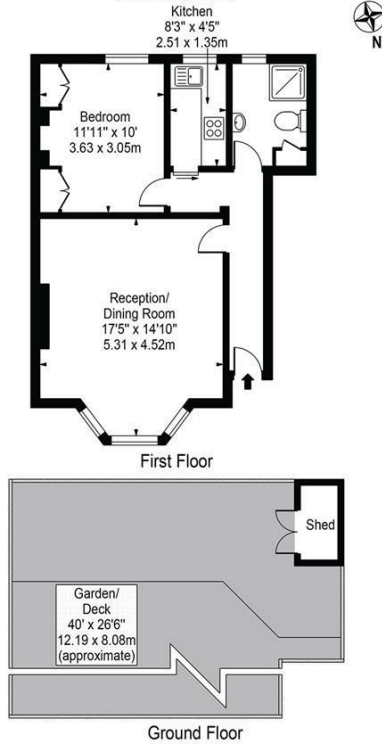


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Property Images

St. German's Road, SE23 1RJ  
 Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M  
 (Excluding Shed)

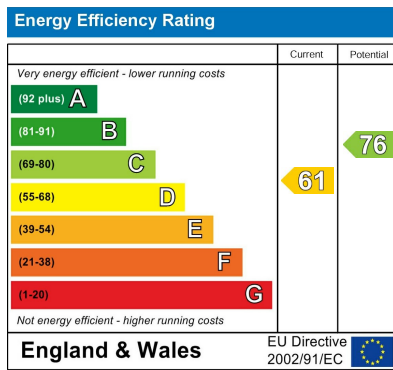


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

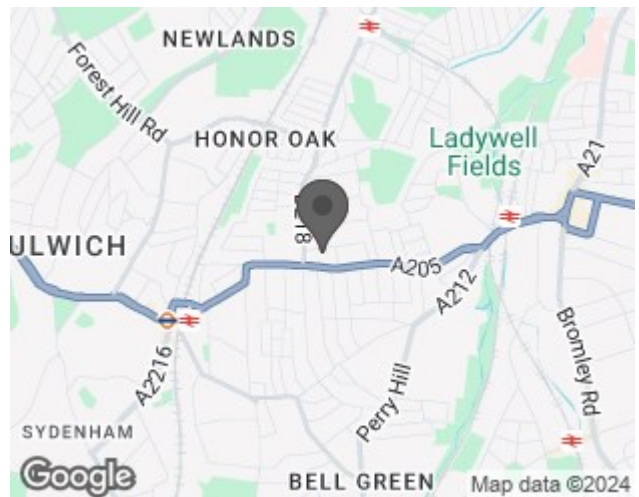
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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

## Summary

Asking Price - £400,000 - New to the market is this beautifully restored one bedroom apartment in Forest Hill. Spanning approximately 527 sqft, this apartment has been extensively remodelled in 2019. The apartment includes one double bedroom, a large separate living room, separate kitchen, a family bathroom and a well-established south facing back garden. The property retains many of its original period features such as high-ceilings, sash windows and fireplace.

## Features

• Asking Price £400,000 • Period Conversion • Share of Freehold • Sash Windows/High Ceilings • Approx 527 sqft • Garden • Close Proximity to Amenities • Close Proximity to Schools • Close Proximity to Transport • Close Proximity to Bars, Restaurants and Shops

EPC D

COUNCIL TAX BAND C

SHARE OF FREEHOLD

Asking Price - £400,000

Set on the first-floor of this beautiful period conversion and in close proximity to Forest Hill and Honor Oak is this lovingly restored one-bedroom apartment. Spanning approximately 527sqft, the apartment has been extensively remodelled to a high spec, whilst still retaining many of its original period features such as high ceilings, sash windows and fireplace.

The apartment has its own entrance and comes with one double bedroom, a larger than average living room, a separate kitchen with integrated NEF appliances, family bathroom and a well-established south facing garden complete with a shed with mains power.

Situated on a quiet residential road, the apartment is within easy walking distance of Honor Oak and Forest Hill High Street and is 10-15 minutes' walk of five train lines into central London. Local parks including Blythe Hill Fields, Ladywell Fields and Dulwich Park are also close by.

Transport:

The property is located between approximately 0.6 miles and 1 mile away from five stations:

Honor Oak Park  
Forest Hill  
Catford  
Catford Bridge  
Crofton Park

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes  
London Blackfriars – approximately 21 minutes  
Victoria - approximately 35 minutes  
London St Pancras - approximately 32 minutes  
London Cannon Street - approximately 30 minutes  
London Charing Cross - approximately 28 minutes

Bus stops are located a few minutes' walk away, with routes 122, 171 and 185 serving a variety of destinations. Night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle

to the bus stop (Brockley Park) at the end of St German's Road. Other routes nearby include the P4 from Honor Oak to Brixton.

About the local area:

Honor Oak, Forest Hill and Catford high streets are well serviced by a Sainsburys, Tesco, choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar... Forest Hill town centre is less than a mile away, with Dulwich and Peckham Rye only a short bus ride away.

Locally, there are numerous points of interest including:

- The Horniman Museum and Gardens which host regular events including a farmer's market and live music: <http://www.horniman.ac.uk/>
- Blythe Hill Fields is located nearby with spectacular views over London and an exercise trail. It also hosts local events. <http://www.blythehillfields.org.uk/index.htm>
- Some of the eateries nearby include the award-winning Babur Indian restaurant, Nonna Maria (Italian), Number 41 (a family run cafe) and The Honor Oak pub.
- NHS doctors' surgery on the corner of St German's Road, with a chemist located next door and a post office on the south circular.
- Kilmore and Rathfern schools both of which are OFSTED rated "Good" and independent St Dunstons College (3 - 18 years of age) are just a few out of several very well-regarded OFSTED rated schools locally.

Please contact Hunters to arrange your viewing.

Verified Material Information

Asking price: Guide price £400,000

Council tax band: C

Tenure: Share of Freehold

Property type: Flat

Property construction: Standard form

Number and types of room: 1 bedroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

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: D