

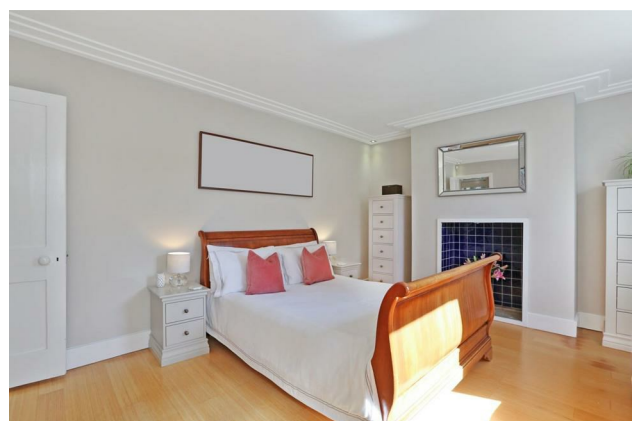
HUNTERS®

HERE TO GET *you* THERE

St Germans Road, London, SE23 1RJ

Asking Price £400,000

Property Images



HUNTERS®

HERE TO GET *you* THERE

Property Images

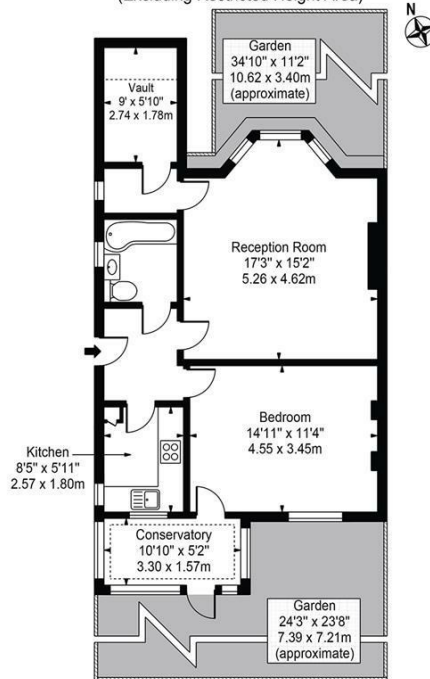


HUNTERS[®]

HERE TO GET *you* THERE

Property Images

St. German's Road, SE23 1RJ
 Approx. Total Internal Area 704 Sq Ft - 65.40 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M
 (Excluding Restricted Height Area)

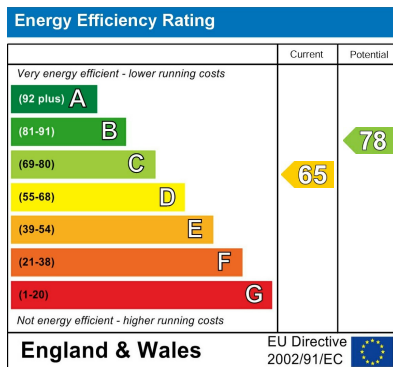


Ground Floor

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



Map



Details

Type: Apartment - Conversion Beds: 1 Bathrooms: 1 Receptions: 1
 Tenure: Share of Freehold

Asking Price - £400,000 - New to the market is this beautifully presented one bedroom apartment in Forest Hill, with direct access to a south facing garden.

Spanning approximately 704 sqft, this larger than average share of freehold property comes with one double bedroom, a separate living room, separate kitchen, conservatory, family bathroom, and both a front and back garden. The property has been well maintained, with lovingly restored period features including sash windows and fireplaces.

Features

• Asking Price £400,000 • Share of Freehold • Period Conversion • Approx 700 sqft • Sash Windows • Private South Facing Garden • Quiet residential road • Conservatory • Close Proximity to Forest Hill and Honor Oak High Street • Close Proximity to Five Train Lines into Central London

EPC D

COUNCIL TAX BAND C

SHARE OF FREEHOLD

Asking Price - £400,000

Set on the ground-floor of a period conversion and in close proximity of Forest Hill and Honor Oak high street is this beautifully presented one-bedroom apartment. Spanning approximately 704 sqft, this share of freehold property has spacious, well-proportioned rooms and comes with direct access to your own private sections of a front and back garden.

The apartment has its own entrance, a large double bedroom, living room with sash windows and period fireplace, a separate kitchen, south facing conservatory and a modern family bathroom. Most of the rooms also benefit from underfloor heating.

The owners of the property completed extensive works to the building in 2022 which brings real curb appeal and means it has been well maintained for the future.

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.

This is a rare opportunity to purchase a fabulous apartment in a great location – viewing recommended.

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through by following the link to YouTube or TikTok.

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



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



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 "Outstanding" 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, 1 bathroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Underfloor heating and 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



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



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