

# HUNTERS®

HERE TO GET *you* THERE

**Vancouver Road, London, SE23**

**Guide Price £475,000 to £525,000**

Property Images



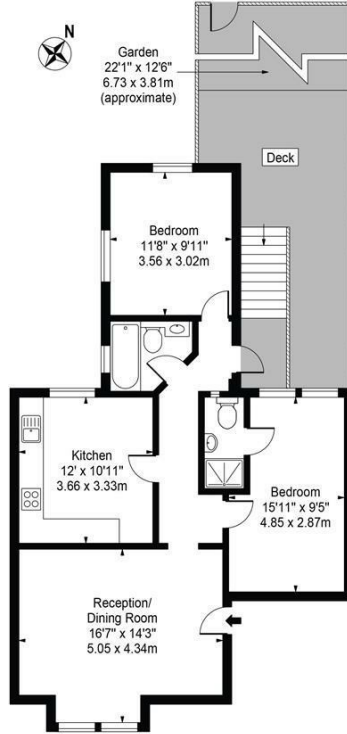
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## Property Images



Vancouver Road, SE23  
 Approx. Gross Internal Area 771 Sq Ft - 71.63 Sq M



First Floor

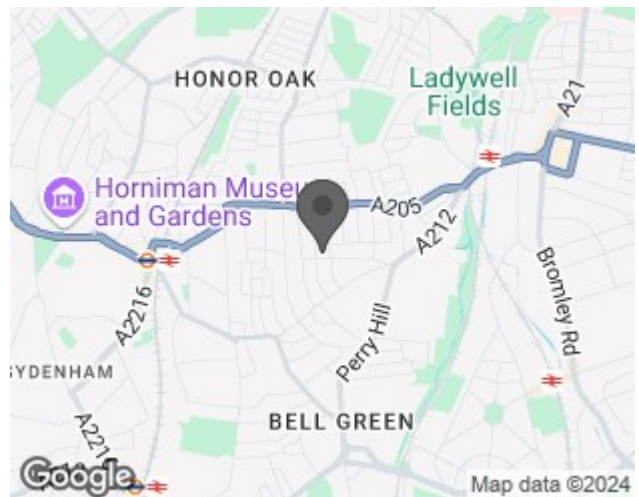
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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

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>		<b>57</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 Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

Guide price £475,000 to £525,000. TWO DOUBLE BEDROOM, over 770 sq ft, TWO BATH (one en suite), £0 ground rent, 999 year lease, OFF STREET PARKING, PRIVATE GARDEN WITH DIRECT ACCESS, chain free

## Features

• TWO DOUBLE BEDROOMS • Over 770 sq ft • KITCHEN DINER • Great location fr Honor Oak and Forest Hill stations • PRIVATE REAR GARDEN WITH DIRECT ACCESS • OFF STREET PARKING • First floor • 999 year lease from 2024 and £0 ground rent • TWO BATHROOMS • Guide price £475,000 to £525,000

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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.

## THE PROPERTY

Welcome to this charming property located on Vancouver Road in the sought-after SE23 area, within the vibrant neighbourhood of Forest Hill. This delightful home is nestled in a peaceful, tree-lined street, perfect for families, professionals, or anyone looking to enjoy the suburban feel while staying well-connected to the heart of London.

**Building Type:** The property is a semi-detached Victorian house converted into flats, boasting timeless period features, high ceilings, and windows that flood the space with natural light. The exterior presents classic brickwork with decorative detailing, blending historic charm with modern comforts.

Located in proximity of Forest Hill Station, offering access to central London via both Overground and National Rail services. The area is known for its excellent schools, green spaces like the nearby Horniman Gardens, and a vibrant mix of local cafes, shops, and restaurants.

This property offers the perfect blend of period charm and modern living in one of Southeast London's most desirable postcodes. Don't miss the opportunity to make this your new home.

## LOCAL RECREATION, TRANSPORT AND EATING OUT

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

Four train stations are located approximately 0.6 to 0.9 miles from the property and offer some of the following travel times to central London stations:

London Bridge in approximately 15 minutes

Shoreditch in approximately 22 minutes

Victoria in approximately 25 minutes

Charing Cross in approximately 22 minutes



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St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available from the south circular which is at the end of the road. For late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops along the south circular.

Locally, there are numerous points of interest and some of the most popular include:

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

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

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

Blythe Hill Fields is also located into local area and offers recreational facilities such as the "Trim trails" 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:

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

Some of the eateries nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Mama Dough (Sour Dough) pizza restaurant and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.5 miles way) was refurbished and is now a popular gastropub with a beer garden out the back.

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

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco, your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

In addition to Forest Hill and Honor Oak town centres, you could also use Catford town centre which is approximately 0.5 miles away. If you wanted to explore a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping complexes and high streets with many well-known brand names shops and restaurants.

Verified Material Information

Council tax band: C

Council tax annual charge: £1811.53 a year (£150.96 a month)

Tenure: Leasehold

Lease length: 999 years remaining (999 years from 2024)

Service charge: £1200

Property type: Flat

Property construction: Standard form

Number and types of room: 2 bedrooms, 2 bathrooms, 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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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: Yes

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

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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.