

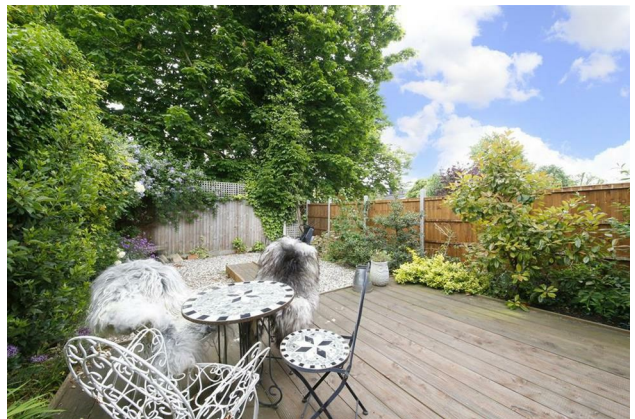
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EL SINORE ROAD , SE23

Guide price £575,000-£600,000

Property Images



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Elsinore Road, SE23
 Approximate Gross Internal Area
 Basement = 12.0 sq m / 129 sq ft
 Ground Floor = 75.3 sq m / 811 sq ft
 Total = 87.3 sq m / 940 sq ft

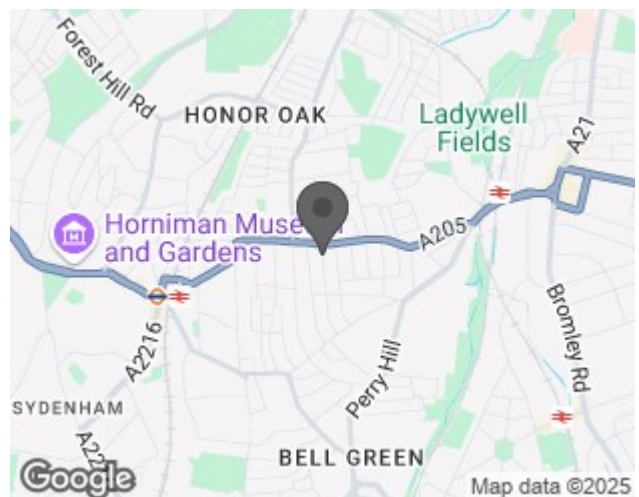


This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken
 in the preparation of this plan, please check all dimensions, shapes and
 compass bearings before making any decisions reliant upon them. (ID444201)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

This two bedroom ground floor flat is situated within a semi detached building and has the benefit of private side access. The flat offers over 900 sq ft of space, two double bedrooms, open plan living room/kitchen, bathroom and a south facing mature private garden with decking. With the bi-folding doors the living space effectively extends the indoor living space. The flat benefits from a long lease and has a share of freehold. The property also has a cellar that is used for storage.

Features

• Guide price £575,000-£600,000 • Share of freehold • TWO DOUBLE BEDROOMS • Chain free • Approximately 0.8 miles to Forest Hill station • OPEN PLAN KITCHEN, LIVING AND DINING • OFF STREET PARKING • APPROXIMATELY 940 SQ FT OF LIVING SPACE • ARCHITECTURAL REAR EXTENSION WITH DOORS ONTO GARDEN

Property Details

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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.

TRANSPORT

Located approximately 0.4 miles from Forest Hill station and 0.8 miles from Catford Bridge station which offers services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 17 minutes.

Canada Water in approximately 17 minutes.

Canary Wharf in approximately 23 minutes.

Charing cross in approximately 24 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Bus routes are available from the south circular which is located at the end of Blythe Vale (opposite end to where the house is located). For late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the junction of Blythe Vale and the South Circular.

LOCAL RECREATION:

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

East Dulwich is also close by offering a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces

Catford town centre is approximately 0.5 miles away but if you ever fancied 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 centres and high streets with many well-known brand names shops and restaurants. Locally, there are numerous points of interest and some of the most popular include:

The Horniman Museum and Gardens has 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 in the 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 .05 miles way) 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.

The area is also home to some well-regarded schools:

Kilmorie school is OFSTED rated "Outstanding" and one of the attractions of this area.

Rathfern school which is OFSTED-rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are another two out of several very well-regarded OFSTED-rated schools locally.

Please contact Hunters to arrange your viewing.

Verified Material Information

Asking price: Guide price £575,000-£600,000

Council tax band: C

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

Tenure: Share of Freehold

Lease length: 999 years remaining (964 years from 1989)

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: Driveway, Off Street, and Private

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: C

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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.