

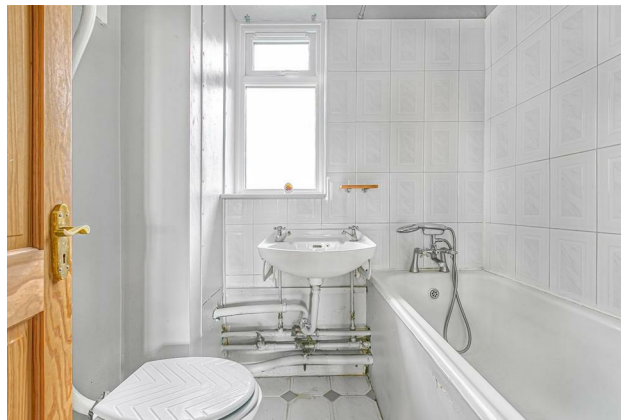
HUNTERS®

HERE TO GET *you* THERE

Honor Oak Park, London, SE23 3LD

Asking Price £290,000

Property Images



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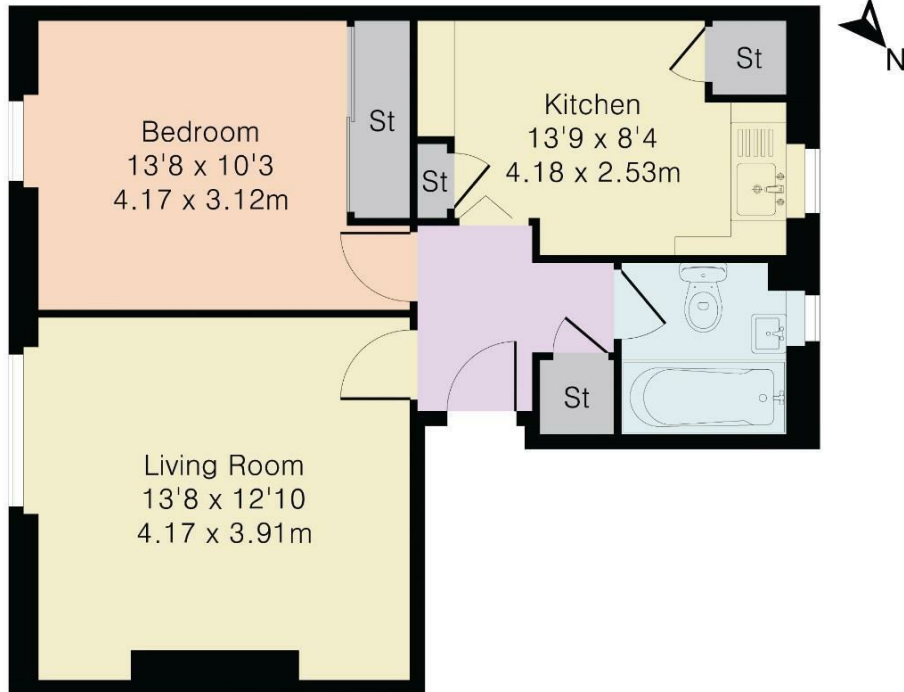
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Approximate Gross Internal Area 520 sq ft - 48 sq m

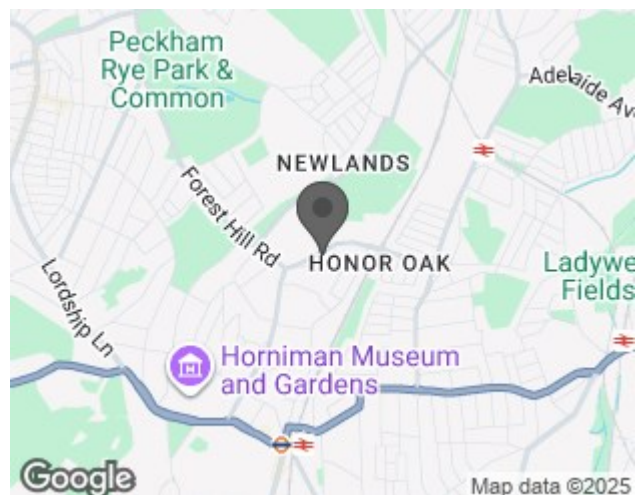


First Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Hunters are now in receipt of an offer for the sum of £271,765 for 117c Honor Oak Park. Anyone wishing to place an offer on this property should contact Hunters Estate Agents - 0202 002 4089 before exchange of contracts.

New to the market this property offers approximately 520qft of living space and is situated on the first floor of this private residential development. Offering one double bedroom, one reception room, a separate kitchen and a living room with views onto the communal gardens this is an ideal opportunity for someone looking to put their own stamp on a property and create a beautiful first home. The property also comes with substantial communal gardens.

Features

- Asking Price £290,000 • Private Development with Secure Entry • One-Bedroom • Ideal Location • Approx 520sqft • Separate Kitchen/Living Room • Family Bathroom • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

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Hunters estate agents Forest Hill have sold several properties on Honor Oak Park in SE23 over the last 10 years. The stats from a sale include:

- 23 Viewings
- 5 offers – Statistically that's 1 offer for every 4.6 viewings or 21.74% of viewings resulting in an offer
- 106% of the guide price achieved by Hunters Estate agents Forest Hill
- Hunters Estate agents in Forest Hill also let and manage properties for landlords in this Honor Oak

EPC C

COUNCIL TAX BAND B - Lewisham

Leasehold – Approx 90 years

Asking Price £290,000

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.

A well presented one-bedroom apartment situated on the desirable Honor Oak Road, Forest Hill.

This property offers approximately 520qft of living space and is situated on the first floor of this private residential development. Offering one double bedroom, one reception room, a separate kitchen and a living room with views onto the communal gardens this is an ideal opportunity for someone looking to put their own stamp on a property and create a beautiful first home. The property also comes with substantial communal gardens.

THE LOCATION

Honor Oak Road offers something both rare and unique. The entrance to one of southeast London's popular family attractions, the Horniman Museum and Gardens, is located extremely close to the property. This is so convenient that the gardens of the Horniman's are a secondary outside space for the residents of in the immediate area.

For those buyers who aren't familiar with the Horniman museum and gardens we recommend you have a look online and visit when you are in the area.

To have something of this nature on your doorstep will appeal to many buyers. With regular events such as a farmer's market and gardens that children adore, (sound garden and animals in particular), this will be of paramount interest to families.

You can read more about the Horniman museum and gardens via the below link:

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

If the above isn't enough to tempt you, a more general view of the area will give insight into why Forest Hill has become increasingly popular in recent years and been featured on the popular TV programme "Location Location Location" several times.

Forest Hill has much to offer from boutique shops, thriving independent businesses on the high street, a great selection of green spaces and recreational facilities to great transport links and highly regarded schools.

SCHOOLS

Some of the best-known public schools include:

Ofsted rated "Good" Horniman (very popular with residents many of which move to this location to secure a place at this school)

Eliot Bank, Fairlawn, Stillness, Rathfern and Dalmain.

TRANSPORT

Forest Hill and Honor Oak Park train stations are served by the London Overground (Orange Line) and Southern Rail. Travel times to central London stations include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes