

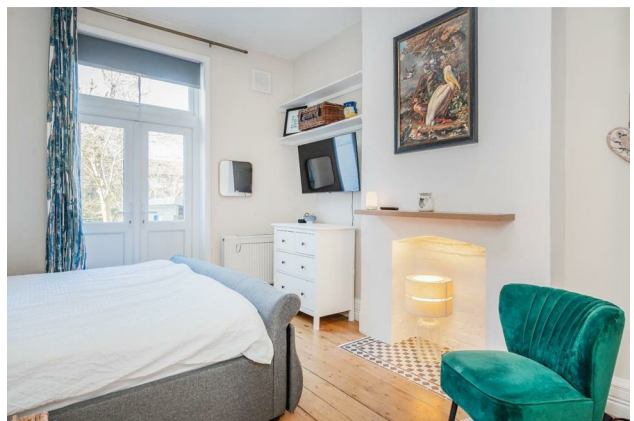
# HUNTERS®

HERE TO GET *you* THERE

**Ground Floor Flat, 8 Therapia Road, London, SE22 0SE**

**Guide Price £650,000**

**Property Images**





## Property Images



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## Ground Floor

Approx. 79.8 sq. metres (859.0 sq. feet)

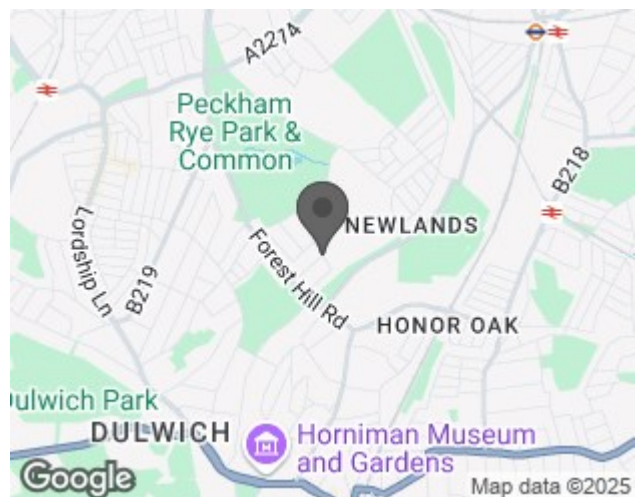


Total area: approx. 79.8 sq. metres (859.0 sq. feet)

## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 73      | 79        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

## Map



## Details

Type: Apartment - Conversion Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Summary

Guide Price £650,000 to £700,000

New to the market is this well-proportioned 3-bedroom flat on this quiet and tranquil road.

This period property offers approximately 860 sqft of living space and boasts plenty of character. Benefitting from its own front door and offering two double bedrooms, one single bedroom, one reception room, a separate kitchen/dining room and a well-kept garden this property is the ideal opportunity for a couple or young family looking to buy a family home. The property also benefits from off-street parking included in the Freehold Title.

### Features

• Guide Price £650,000 to £700,000 • Approximately 860 sqft • Three Bedrooms • Separate Living Room • Separate Kitchen/Dining Room • Garden • Off-Street Parking • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools and Transport • Close Proximity to Parks and Green Spaces

EPC C

COUNCIL TAX BAND C - Southwark

SHARE OF FREEHOLD

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Located around 0.8 miles from Honor Oak Park station this property on Therapia is ideally situated.

The local area offers a plethora of shops, restaurants and local amenities. A lot of the bars and restaurants are family owned and provide a very unique village feel appreciated by local residents.

Travels times from Forest Hill include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

Local Schools

The Charter School, East Dulwich

Goodrich Community Primary School East Dulwich

Harris Primary Academy East Dulwich

Parks and Green Spaces

The Horniman Gardens are the most popular and famous gardens locally attracting a substantial amount of visitors every year

Peckham Rye Park and Common and Honor Oak Park are also very popular and are in proximity.

Forest Hill is known well locally for its boutique restaurants and shops.

As well as having a Sainsbury's, Superdrug and WH Smith, Forest Hill is well served with a variety of high quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, a number of great cafés, delis

Early Viewing is recommended

verified Material Information

Council tax band: C

Council tax annual charge: £1593.76 a year (£132.81 a month)

Tenure: Share of Freehold

Property type: Flat

Property construction: Standard form

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 - Great, Vodafone - Great, Three - Great, EE - Great

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 area 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