

# HUNTERS®

HERE TO GET *you* THERE

**Steucers Lane, London, SE23 1RS**

**Guide Price £500,000 TO £525,000**

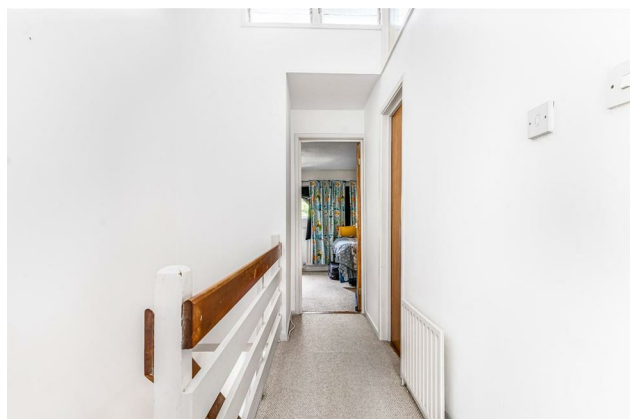
**Property Images**



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**Approximate Gross Internal Area 1119 sq ft - 104 sq m**

Lower Ground Floor Area 259 sq ft – 24 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 434 sq ft – 40 sq m



Lower Ground Floor

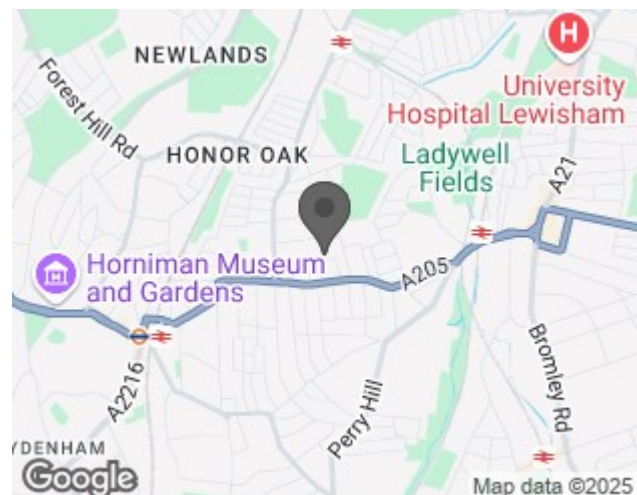
Ground Floor

First Floor

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 2 Receptions: 1

Tenure: Freehold

This property situated in Steucers Lane is split over three-floors and offers approximately 1,119 sqft of living space comprising three double bedrooms, two family bathrooms, a separate living room, separate kitchen and also an front and back garden. The back garden is south facing and the front garden offers off-street parking.

Ideally located in proximity of four stations and being situated off the South Circular (A205) this property is in prime position for the commuter, first time buyer or a buy to let investor.

### **Features**

• CHAIN-FREE • Guide Price £500,000 to £525,000 • South Facing Garden • Three Double Bedrooms • Separate Reception/Living Room • Two Family Bathrooms • Separate Kitchen • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

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The property is located in proximity of London Overground, Thameslink and Southeastern train services from:

Honor Oak Park  
Forest Hill  
Both Catford stations

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes  
Victoria - approximately 35 minutes  
London St Pancras - approximately 32 minutes  
London Cannon Street - approximately 30 minutes  
London Charing Cross - approximately 28 minutes

For late night travellers, 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.

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

The Horniman Museum and Gardens is a well-known local point of interest and can be found

locally. With regular events such as a farmers market, live music and seasonal festivals to name a few.

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

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 on the corner of St German's Road was refurbished a year or two ago 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, with a handy chemist located next door.

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: House

Property construction: Flat Roof

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 - Good, Vodafone - Good, Three - Good, EE - Good

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 area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: C