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Brockley Rise, London, SE23 1JG

Guide Price £500,000 to £550,000

Property Images



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Property Images



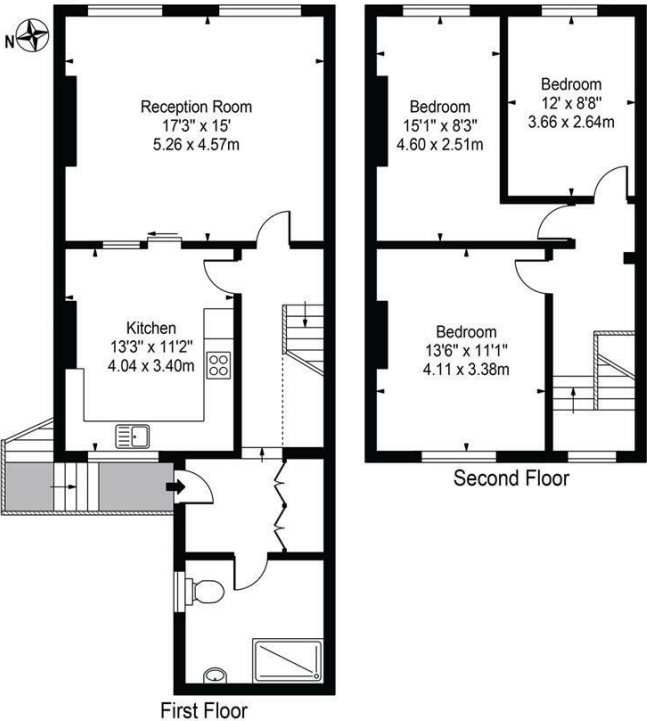
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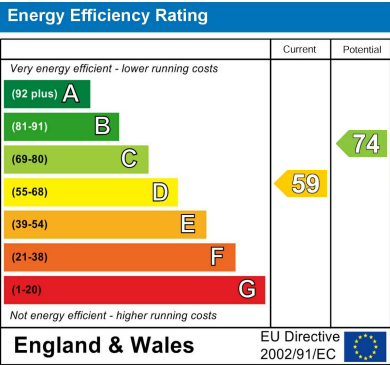
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Approx. Gross Internal Area 1144 Sq Ft - 106.28 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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



Map



Details

Type: Apartment Beds: 3 Bathrooms: 1 Receptions: 1 Tenure:

GUIDE PRICE £500,000 to £550,000

New to the market is this three-bedroom split level apartment situated in the heart of Brockley Rise close to Honor Oak Park. The property offers approximately 1,144 sqft of living space comprising of three-double bedrooms, a living room, a separate kitchen and a family bathroom as well as some outside space.

Ideally located and offering ample room the property is perfect for a family looking for a forever home.

Features

- GUIDE PRICE £500,000 to £550,000 • Over 1,150sqft • Three Double Bedrooms • Separate Living Room • Separate Kitchen • Family Bathroom • Ideal Location • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

COUNCIL TAX BAND C

EPC RATED D

LEASEHOLD – 120 YEARS

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LOCAL TRANSPORT

The property is located between approximately 0.7 and 1 mile away from four stations.

Honor Oak Park

Forest Hill

Catford

Catford Bridge

Travel times to destinations from these stations include:

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

Bus stops are located a few minutes' walk away, with routes 122, 171 and 185 serving a variety of destinations. 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. Other routes nearby include the P4 from Honor Oak to Brixton.

LOCAL HIGH STREETS, SOCIAL LIFE, DINING AND RECREATION

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

Other 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...

Forest Hill town centre is less than a mile away but if you ever fancied a greater selection of shops, eateries and social activity, then the vibrancy of Dulwich and Peckham is only a bus ride away.

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:

Blythe Hill Fields is also located in to 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:

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 a year or so 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 (located off the south circular), with a handy chemist located next door and a post office on the south circular.

Kilmore and Rathfern schools both of which are OFSTED rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are just a few out of several very well-regarded OFSTED rated schools locally.