

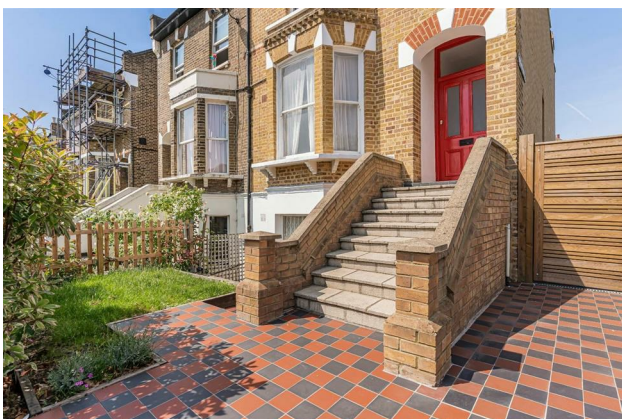
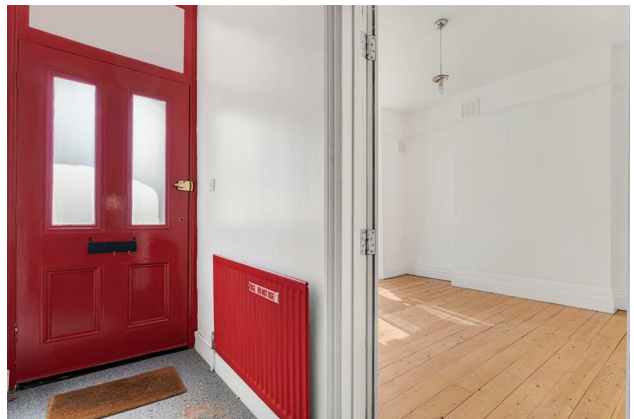
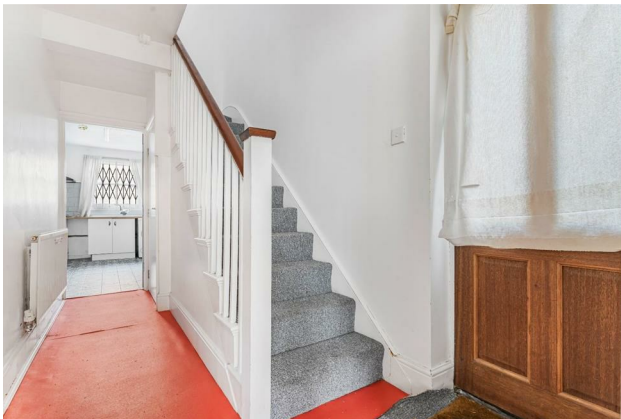
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Brockley Rise, London, SE23

Guide Price £1,100,000 to £1,200,000

Property Images



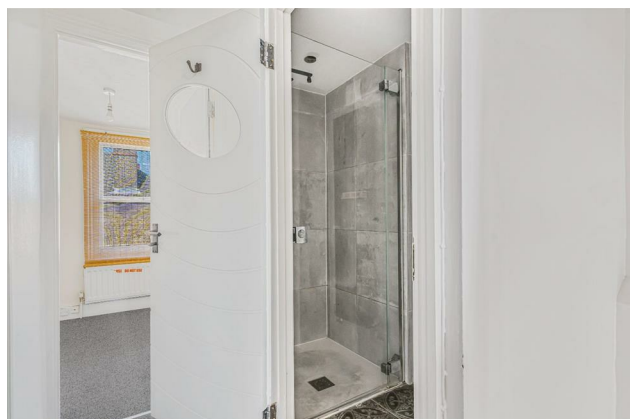
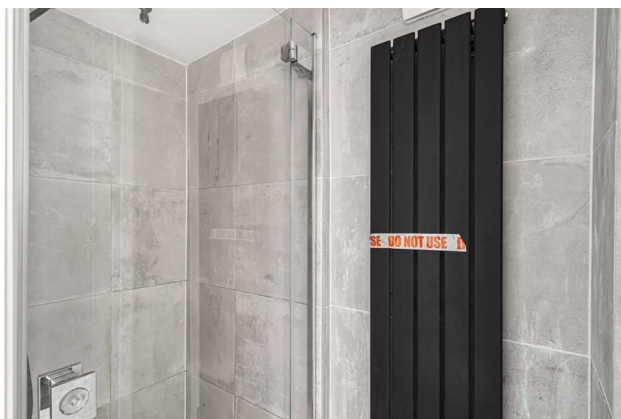
Property Images



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Property Images



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Approximate Gross Internal Area 2117 sq ft - 197 sq m

Lower Ground Floor Area 600 sq ft – 56 sq m

Ground Floor Area 592 sq ft – 55 sq m

First Floor Area 580 sq ft – 54 sq m

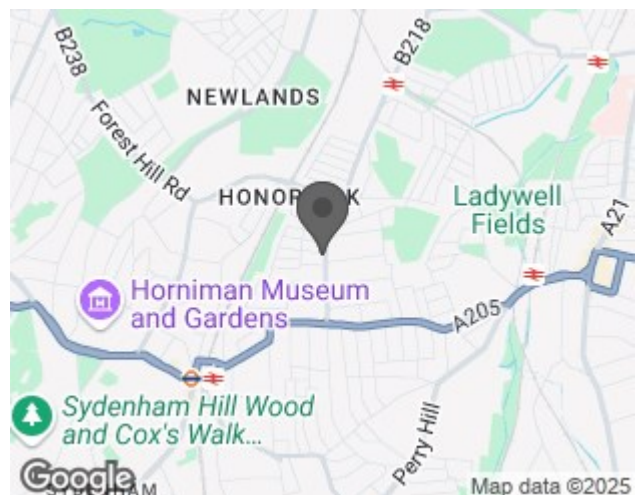
Second Floor Area 345 sq ft – 32 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	83
(81-91) B		
(69-80) C		
(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: House Beds: 7 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Summary

Guide price £1,100,000 to £1,200,000, chain free, 7 bedroom, 2 reception room, FREEHOLD, semi detached house, off street parking, OVER 4 FLOORS, potential to extend subject to consents already granted - see full description

Features

• CHAIN FREE • Over 4 floors • 7 bedroom • 2 receptions • Additional W/C • Off street parking with side access gate to rear • Over 2100 sq ft of space • Valid consents for various extensions - see full description • Guide price £1,100,000 to £1,200,000

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

THE PROPERTY - Guide price £1,100,000 to £1,200,000

The flexible layout can be used as a 7-bedroom, 2 reception room house which also offers a family bathroom and additional W/C.

There is off street parking to the rear provided by access off the adjacent Road (Whatman Road) and dropped curb.

If you wish to look up all the past consents for extensions, you can do so on Lewisham Council's website using the following references:

DC/20/117646 - Lawful Development Certificate (proposed) for construction of a rear dormer to the sloped roof of the outrigger

DC/12/081153/FT - Lawful Development Certificate (proposed) in respect of the construction of an extension with Juliet balcony to the rear roof slope

12/079878/FT - Certificate of Lawful Development (Proposed) in respect of the construction of an extension in the rear roof slope, incorporating doors and Juliet balcony in the side elevation at third floor level and installation of 2 roof lights in the front roof slope

STILL VALID DESPITE BEING GRANTED SEVERAL YEARS AGO AS THE WORK HAD STARTED WITHIN 3 YEARS OF THE APPROVAL WHICH CAN BE EVIDENCED VIA BUILDING CONTROL - DC/13/083524 - The construction of a single storey extension to the side and rear of 85 Brockley Rise SE23 1JN, together with roof extensions to the front and rear roof slopes

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.



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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.

Please contact Hunters to arrange your viewing.

Verified Material Information:

Council tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: Off Street

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: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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.