

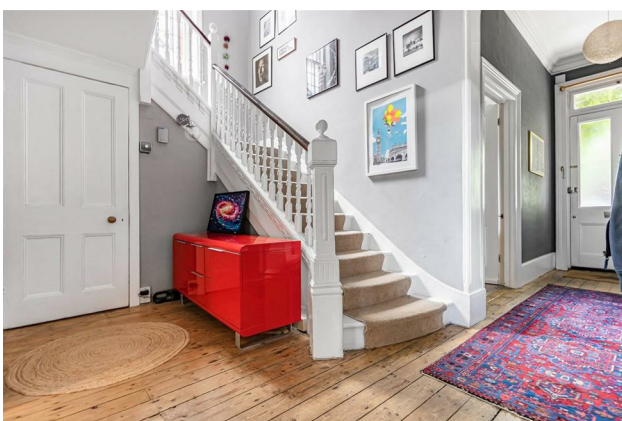
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Mayow Road, London, SE23

Asking Price £1,425,000

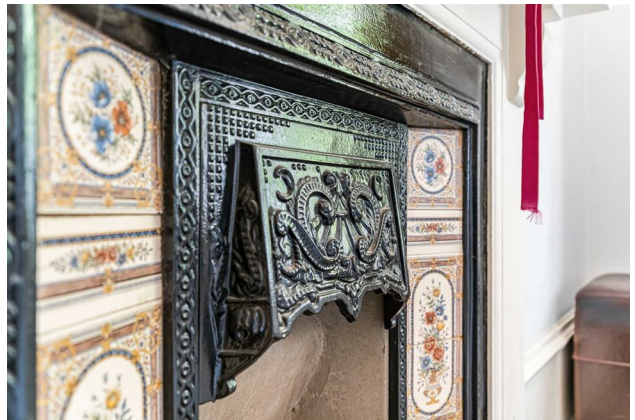
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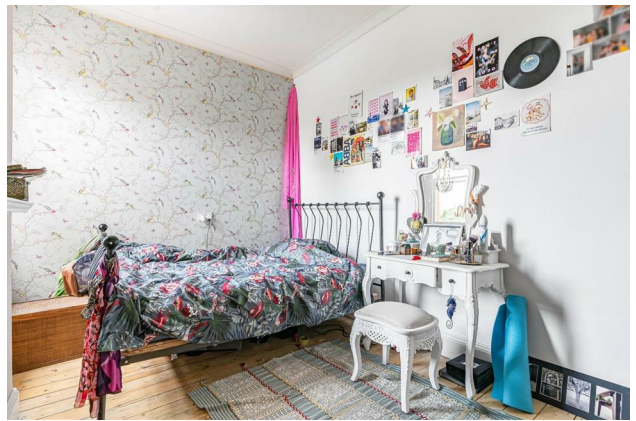
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Approximate Gross Internal Area 2958 sq ft - 274 sq m

Ground Floor Area 1285 sq ft – 119 sq m

First Floor Area 1167 sq ft – 108 sq m

Second Floor Area 506 sq ft – 47 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 6 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

£1,425,000 to £1,500,000 - Six bedroom house, offering over 2950 sq ft of space, three reception rooms, separate study and utility area, MODERN EXTENSION WITH GLASS ROOF, rear garden over 70 x 36 ft, great position for highly acclaimed local schools and recreation as well as access to transport and town center.

Features

- Guide Price £1,425,000 to £1,500,000 • Over 2950 sq ft of space • Six double bedrooms • MODERN EXTENSION WITH GLASS ROOF AND EXPOSED BEAMS • Three reception rooms • Fireplaces in almost all rooms and Many period features - Please see images • Rear garden over 70 ft in length and 36 ft in width • Off street parking for several cars • Separate study - Utility area • In Proximity of Amenities, Transport Links, Schools, Parks and Green Spaces

Guide Price £1,425,000 to £1,500,000

FREEHOLD

6 BEDROOMS

THE PROPERTY:

Hunters are delighted to offer buyers an opportunity to purchase a rare period style house in Forest Hill. Not only is the property a rare find, it also has a stunning extension, offers a rear garden over 70ft and off-street parking for several cars.

In this description, we will cover information about the property, the local schools, transport links and recreational facilities.

Many of the large houses locally have historically been converted into apartments, it's an absolute pleasure to find a building of this size as a single property that has retained so many of the striking period features.

This period house on Mayow Road offers some of the following character features:

- Fireplaces in most rooms many with ornate cast iron detail, period tiling and surrounds as well as granite style hearth (some of which are working and in use)
- Stain glass period feature
- Panelled doors
- Sash windows
- Stripped floorboards
- High ceilings
- High skirting boards
- Picture rails
- A variation of cornice and coving styles

And with a wonderful, seamless contrast the modern elements include:

- Glass roof on extension
- Replacement period style radiators
- Exposed beams in extension
- Handleless kitchen and kitchen island open to a living space directly connected to the garden
- Smart heating you can control via your mobile device
- Secure store for cycles, scooters etc.

The rear garden is over 70 feet in length and circa 36 feet wide. There is a raised patio area directly off the rear extension, and to the rear of the garden, a decked area with shed creating multiple zones in the outside space for dining, family fun, storage and various other uses such as a workspace, or exercise area etc.

At over 2950 sq ft of space, the house is extremely generous in size competing with many of the largest houses in the local area. You notice how generous the size is as the circulation spaces (hallways and landings) are spacious without compromising the rooms. For example, the smallest bedroom is still circa 12 ft.

Please also note whilst there are six good sized bedrooms the property still offers, a separate study, utility area and three more reception rooms. This makes the accommodation extremely flexible i.e if needed, a reception or bedroom could be converted to a gym, library and so forth.

THE LOCATION:

Located on a wide tree lined road only approximately 0.7 miles to Forest Hill and Sydenham station in the opposite direction, the property is well located for amenities and transport links.

Forest Hill features several small independent high street conveniences including some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern, gastro and family friendly pubs.

However, if you require the convenience of a large well-known supermarket and other known high street names, you will find Sainsbury's, Superdrug and WH Smith along the high street too.

SCHOOLS ARE A BIG ATTRACTION IN FOREST HILL:

Mayow Road is in proximity of several local schools which are highly rated by Ofsted. In our experience, it's unusual to find a house that is located to this many highly rated schools. Four of those schools are as follows, however there are other well-known local schools including an independent Montessori just a few minutes away:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary.

Kilmorie - Public, mixed, primary.

Dalmain - Public, mixed, primary.

Forest Hill Boys – Public, boys, secondary.

TRANSPORT



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



Approximately 0.7 miles away in opposing directions, Forest Hill and Sydenham stations offer services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 14 minutes.
Liverpool street in approximately 29 minutes.
Cannon Street in approximately 33 minutes.
Canary Wharf in approximately 23 minutes.
Shoreditch High Street in approximately 23 minutes.
Victoria station in approximately 37 minutes.

Alongside the train links you will find several bus routes from along Mayow Road and on the South Circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

LOCAL RECREATION:

Mayow Park, located along Mayow Road itself is a very popular green space positioned approximately 0.1 miles from the property. It is well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill town centre you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools are known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events, such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

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

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

Blythe Hill Fields is also located in the 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 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

Please contact Hunters on 0203 0034089 to obtain more information and book a viewing.

Verified Material Information:

Council tax band: F

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: Survey Instructed

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

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: No

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.