

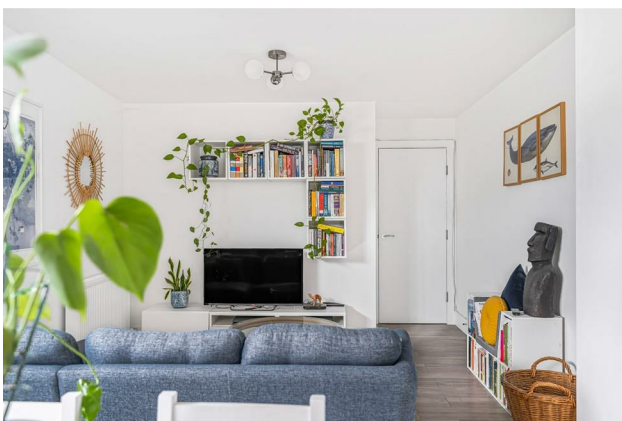
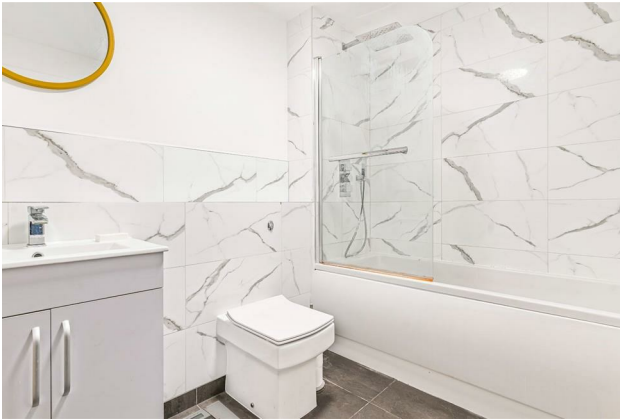
# HUNTERS®

HERE TO GET *you* THERE

**Brockley Rise, London, SE23 1JG**

**Guide Price £300,000 to £350,000**

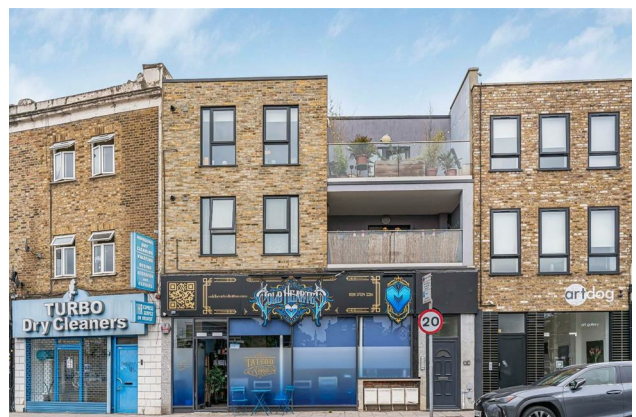
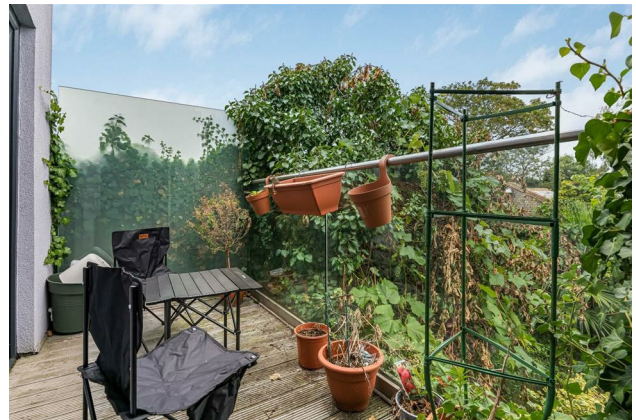
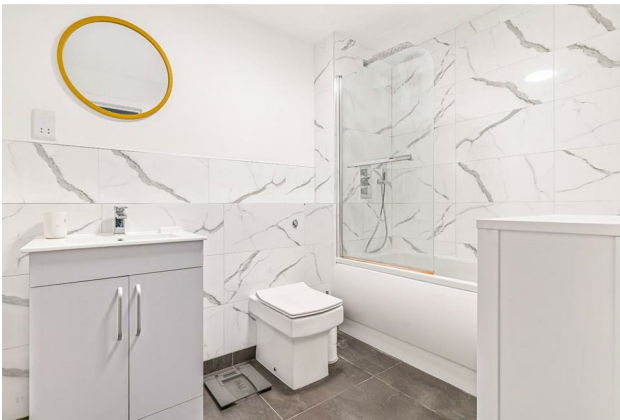
**Property Images**



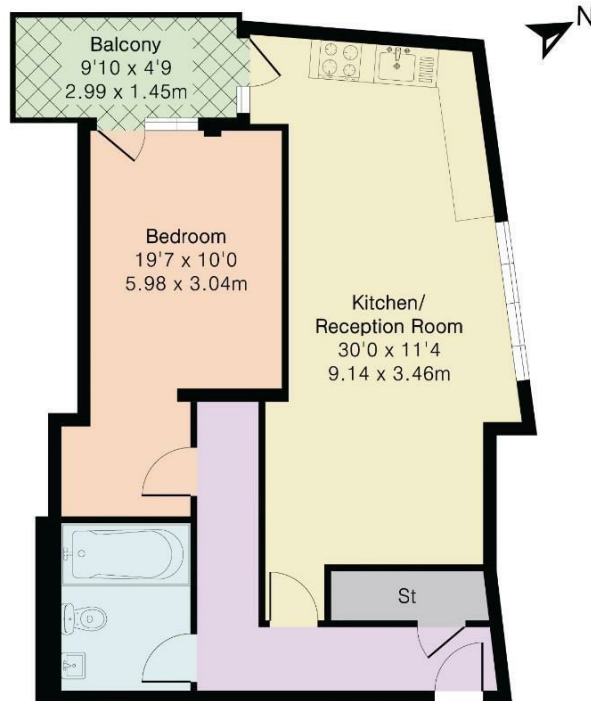
# HUNTERS<sup>®</sup>

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## Property Images



Approximate Gross Internal Area 657 sq ft - 61 sq m

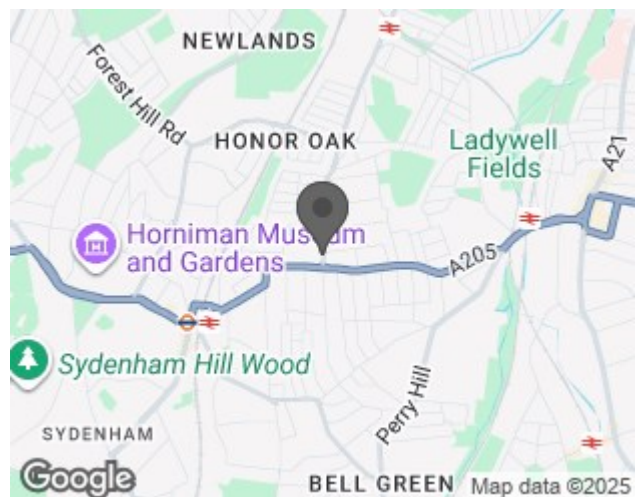


First Floor

## EPC

| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   | 82      | 82        |
| (69-80) <b>C</b>                                   |         |           |
| (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 Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £300,000 - £325,000

Set on the first-floor of this new-build development in between Honor Oak Park and is this 1 bedroom apartment spanning 657 sqft. The property offers an open-plan living room/kitchen offering 330sqft of space, a double bedroom offering 197sqft, a family bathroom and a private balcony. It represents the ideal opportunity for a First Time Buyer be it either a single person or a couple.

The property is decorated with a very modern feel.

Brockley Rise is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

**Features**

- GUIDE PRICE £300,000 TO £325,000 • Modern one-bedroom apartment • Ideal Location • 330 sqft Open-Plan Living Room/Kitchen • 170 Sqft Double Bedroom • Family Bathroom • Private Balcony • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools, Transport • In Proximity to Parks and Green Spaces

EPC B

COUNCIL TAX BAND B

LEASEHOLD – 120 Years

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Here is what the owner said about the property and why he bought it:

The location is one of the standout features. It's really well connected, with National Rail and Overground services from Honor Oak Park just a short walk away, as well as Thameslink services from Crofton Park and additional National Rail links from Catford Bridge. And there is a lovely village-like feel around Brockley Rise.

The flat itself is well proportioned, with an open-plan layout that allows for a clearly defined kitchen,

dining, and living area. The bedroom is spacious enough to comfortably accommodate a desk, which is ideal for remote working. It's also very quiet - you don't hear traffic from nearby roads - and it maintains a stable, comfortable temperature throughout the year, regardless of season.

## LOCAL RECREATION

Off the high street in Forest Hill, you'll find the excellent Forest Hill pools and library both of which have undergone refurbishment.

There are numerous points of interest locally and some of the most popular include:

The local area benefits from the Ravensbourne Linear Park which leads through woodland and river walks to Sainsbury's Sava Centre.

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

Blythe Hill Fields is also close by 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.

## SHOPPING, SOCIAL LIFE AND CONVENIENCES

In the immediate vicinity you have a beautiful village feel with shops and restaurants including the Honor Oak, Chandos, La Querce (beautiful family-run traditional Sardinian dishes), Babur Indian Restaurant, Miss Margarita, L'Oculto (Spanish wine bar and dining) as well as many others.

Local popular cafes for lighter dining and coffee include: Grounds & Grapes, St Davids, Canvas & Cream which also hosts events and art studios

There is also an Iceland and a Savers offering all your daily needs.

The award-winning traditional pub Blythe Hill Tavern has been voted CAMRA South East London pub of the year, known for its real ales and friendly staff. Expect roaring fires in Autumn and Winter plus traditional Irish music every Thursday evening.

The Honor Oak pub was refurbished recently and is a popular gastropub with a beer garden out the back.

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...

If you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Dulwich, Brockley, Beckenham, Greenwich, Deptford, Lewisham and Bromley to name a few. Both the latter have shopping centres and high streets with many well-known brand names shops and restaurants.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road (located off the south circular), a handy chemist and a post office on the south circular.

## TRANSPORT

Several train stations are located in proximity of the property and offer some of the following travel times to central London stations. These stations include Forest Hill, Honor Oak and Crofton Park as well as Catford.

Canada Water in approximately 15 mins  
London Bridge in approximately 15 mins  
Canary Wharf in approximately 15 mins  
Cannon Street in approximately 20 mins  
Charing Cross in approximately 21 mins  
Blackfriars in approximately 23 mins  
Victoria in approximately 25 mins  
Kings Cross St Pancras in approximately 26 mins

Bus routes running to many stations are available from the South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

## SCHOOLS

The property is in proximity of four schools which are rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary, rated OFSTED "Outstanding".

Kilmorie - State, mixed, primary, rated OFSTED "Outstanding".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawn - State, mixed, primary, rated OFSTED "Outstanding".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

Please contact Hunters to arrange your viewing.

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 120 years remaining (125 years from 2020)

Ground rent: £250 pa

Service charge: £2200 pa

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: B

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 - Good, Three - Good, EE - Great

Parking: None

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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