

HUNTERS®

HERE TO GET *you* THERE

Cranston Road, London, SE23 2HA

Guide Price £165,000 to £200,000

Property Images



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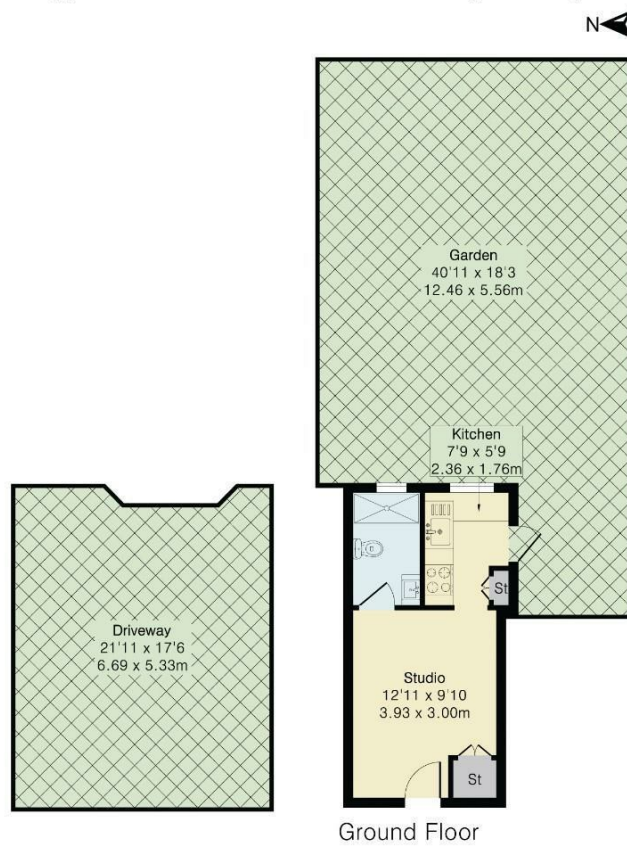
Property Images



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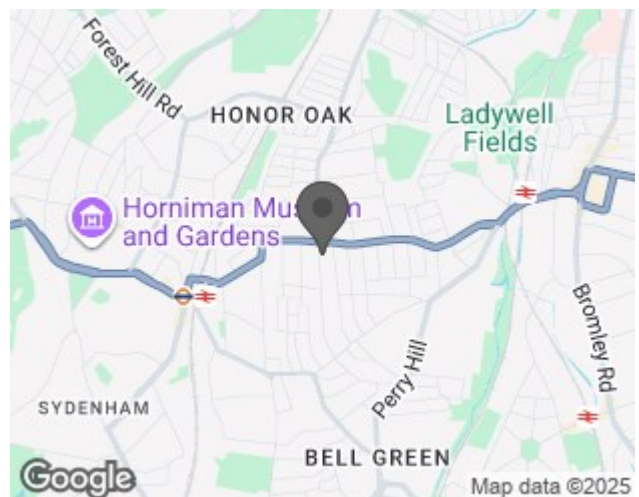
Approximate Gross Internal Area 213 sq ft - 20 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(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: Studio Beds: 0 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

CHAIN-FREE

CASH BUYERS ONLY

ASKING PRICE £165,000 TO £175,000

This unique studio on benefitting from its own private garden and section of driveway in between Forest Hill and Honor Oak Park is now offered to the market. The property offers over 200sqft of space has a family bathroom and a semi open-plan kitchen and living room.

The local area offer an abundance of shops, restaurants, amenities, good transport links, park and green spaces.

Features

• CHAIN-FREE • ASKING PRICE £165,000 TO £175,000 • CASH-BUYERS ONLY • PRIVATE GARDEN MEASURING 70SQM • OWN SECTION OF DRIVEWAY • FAMILY BATHROOM • SEMI OPEN-PLAN KITCHEN AND LIVING ROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

EPC C

COUNCIL TAX BAND B

LEASEHOLD

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

We always loved the location so close to transport and originally bought the property for our older brother who worked in London for 5 years. And the garden is just what made us buy the property.

The property is located approximately 0.6 miles from the main hub of Forest Hill which offers many cafés, restaurants and recreational facilities.

Forest Hill station provides transport via the East London Line with links to many London Stations including London Bridge in Approximately 15 minutes.

The following schools are offered locally:

Kilmore - Ofsted Rated Outstanding
Dalmain - Ofsted Rating Good
Eliot Bank - Ofsted Rating Good
Fairlawn - Ofsted Rating Good

The property is also less than a mile from the open space of Blythe Hill fields and its panoramic views over Canary Wharf, the City, Kent and Surrey.

For those residents who don't know the area so well here is a summary of transport and recreation found locally.

Three train stations are located approximately 0.5 to 0.8 miles from the property and offer some of the following travel times to central London stations:

Charring Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

London Bridge in approximately 18 minutes

Bus routes are available along the road and for late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the junction of Brockley Rise which is almost opposite the property.

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...

Catford town centre is approximately 0.8 miles away but if you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centres and high streets with many well-known brand name shops and restaurants.

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.

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 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 Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.1 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 further along the road.

Please contact Hunters to arrange your viewing.

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 106 years remaining (125 years from 2006)

Ground rent: £150 pa



Service charge: £1213.41 pa

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: C

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: ADSL copper wire

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

Parking: Driveway and Allocated

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

Hunters estate agents Forest Hill have sold several houses and flats on Cranston Road in SE23 over the last 10 years. The stats from a sale include:

- 19 viewings
- 6 offers received (That means over 31.58% of Hunters viewings resulted in an offer!)
- 104.69% of the asking price was achieved (Hunters sold the property for 4.69% over the asking price)
- Offer accepted from a cash buyer
- Hunters received a 5 Star Google review from this client

Hunters also sell and manage properties on Cranston Road SE23

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