

# HUNTERS®

HERE TO GET *you* THERE

Elsinore Road, London, SE23 2SQ

£250,000 to £300,000

Property Images





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



# HUNTERS<sup>®</sup>

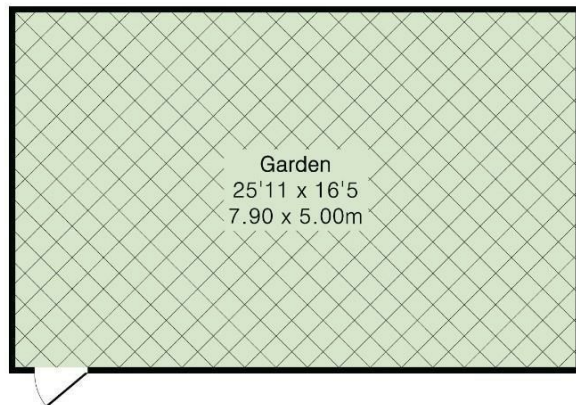
HERE TO GET *you* THERE

## Property Images

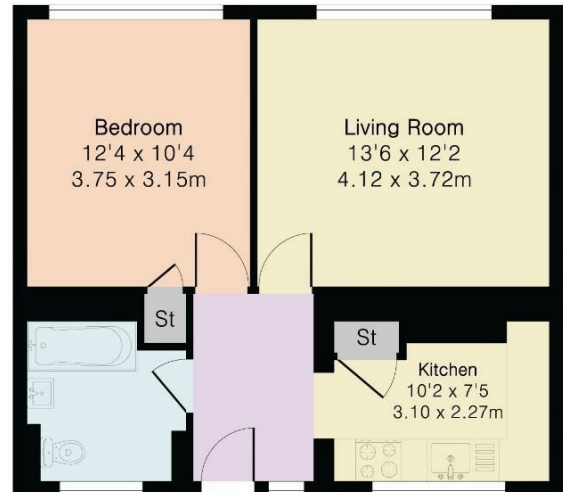




Approximate Gross Internal Area 514 sq ft - 48 sq m



Ground Floor



Second Floor

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	64	
(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: Flat - Purpose Built Beds: 1 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Guide Price £250,000 to £275,000

New to the market is this well-proportioned 1-bedroom flat on this quiet and tranquil road.

This property offers approximately 514 sqft of living space. Offering one reception room, one double bedroom, a separate kitchen, family bathroom and its own private garden benefitting from 40sqm of space this property is perfect for a First-Time Buyer.

### Features

• ASKING PRICE £250,000 TO £275,000 • IDEAL LOCATION ON QUIET AND TRANQUIL ROAD • ONE-BEDROOM APARTMENT • PURPOSE BUILT DEVELOPMENT • PRIVATE SECTION OF GARDEN • SEPARATE LIVING ROOM/KITCHEN • FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £250,000 to £275,000

New to the market is this well-proportioned 1-bedroom flat on this quiet and tranquil road.

This property offers approximately 514 sqft of living space. Offering one reception room, one double bedroom, a separate kitchen, family bathroom and its own private garden benefitting from 40sqm of space this property is perfect for a First-Time Buyer.

In proximity of Elsinore Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

Here is what the owner said:

We bought the property in July 2021. We love the area around the property, it's a very quiet and peaceful neighbourhood. The private garden is wonderful and somewhat unusual for flats like this and we have really enjoyed having access to that outside space. Since moving in, we have replaced the front door and the window next to it for a much more secure and double glazed one, we have also upgraded and modernised all the rooms and installed a new bathroom.

### SCHOOLS

Elsinore Road 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

Kilmore - State, mixed, primary

Dalmain - State, mixed, primary

Fairlawn - State, mixed, primary

## TRANSPORT

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

Canada Water in approximately 12 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 end of Hurstbourne Road (2 mins walk according to Google) on the South Circular, which also runs along Blythe Vale (opposite end to where the house is located). For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the end of Hurstbourne Road.

## SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are several award-winning local restaurants including Babur (Indian), Mama Dough (sourdough pizza), Le Querce (beautiful family-run traditional Sardinian dishes) and L'Oculto (Spanish wine bar and dining).

The award-winning traditional pub Blythe Hill Tavern (approx. 0.3 miles away) 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 (approximately 0.5 miles away) was refurbished 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, 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), with a handy chemist located next door and a post office on the south circular.

## 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 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.

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 89 years remaining (125 years from 1989)

Ground rent: £10 pa

Service charge: £1350 pa

Property type: Flat

Property construction: Standard 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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On 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

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

- 24 viewings
- 4 offers – That's nearly 17% of all viewings making an offer
- The property sold for 101.74% of the guide price
- Sold to a chain free buyer
- Hunters Forest Hill managed this property for several years for the owner who decided to sell
- Hunters Forest Hill helped the buyer's overcome issues with conveyancing