

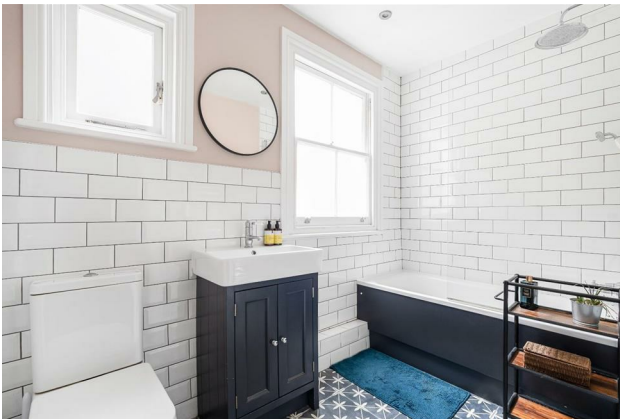
HUNTERS®

HERE TO GET *you* THERE

Siddons Road, London, SE23 2JH

Guide Price £425,000 to £450,000

Property Images



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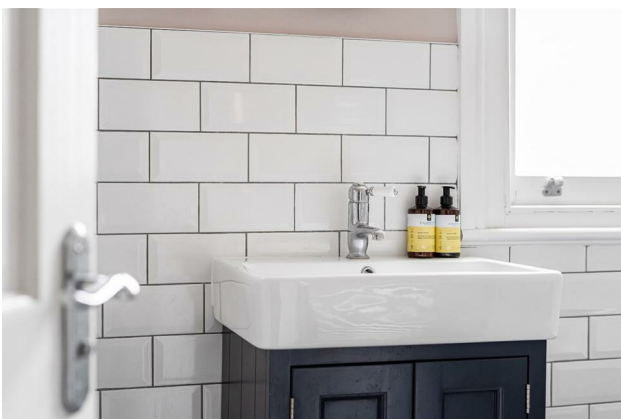
Property Images



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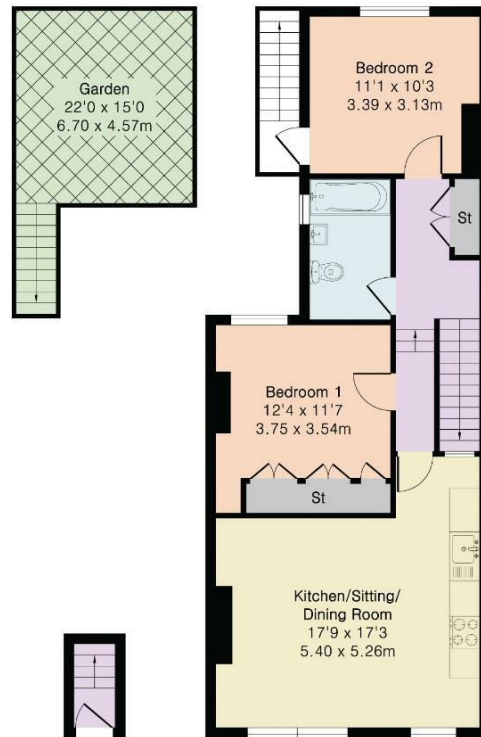
Property Images



Approximate Gross Internal Area 693 sq ft - 64 sq m

Ground Floor Area 15 sq ft – 1 sq m

First Floor Area 678 sq ft – 63 sq m



Ground Floor First Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(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 - Conversion Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

CHAIN-FREE

ASKING PRICE - £450,000

Set on this quiet residential road is this period conversion set on the First Floor with its own section of garden. Spanning approximately 693 sqft this property offers two double bedrooms, a well-sized open plan dining room/kitchen, a family bathroom and its own private section of garden. The most unique feature of this property is the amount of windows throughout which offers substantial amounts of natural light in all rooms. The garden is paved offering a perfect retreat for relaxation and is also South-East facing. The property has access to a loft which offer the opportunity for ample storage.

Features

• CHAIN-FREE • ASKING PRICE £450,000 • PERIOD
CONVERSION • TWO DOUBLE BEDROOMS • OPEN-PLAN LIVING
ROOM AND KITCHEN • PRIVATE SECTION OF GARDEN • FAMILY
BATHROOM • In Proximity of Shops, Restaurants and Amenities • In
Proximity of Schools, Transport Links • In Proximity of Parks and Green
Spaces

CHAIN-FREE

EPC D

COUNCIL TAX BAND B

LEASEHOLD

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Siddons Road is ideally located in the heart of Forest Hill and offers a Plethora of shops, restaurants and amenities. The area also benefits from great transport links, good schools and a wealth of parks and green spaces.

Here is what the vendor had to say:

What first drew us to this flat was its character — we wanted a home with personality, and this period conversion instantly won our hearts. The staircase and light, open hallway make it feel much more like a house than a flat. As my partner often works away, I've also really appreciated being on the first floor — there's no noise from above, and it feels safe and cosy at night.

The kitchen has a huge amount of storage, with cupboards reaching all the way to the ceiling. The large

open-plan kitchen and living area has given us fantastic flexibility — plenty of space for cooking, a cosy TV area, and a dining table for hosting friends. The three big sash windows flood the room with natural light throughout the day. We also installed a new oven and built-in dishwasher a few years ago.

We've loved the main bedroom — the generous built in wardrobe and storage space has meant we've both had plenty of room (no arguments over drawers!).

The second bedroom has been a brilliant multi-purpose space for us. It comfortably fits a double bed while still feeling spacious, and we've used it as an office, dressing room, and guest bedroom when needed.

The garden has been a real bonus — perfect for BBQs and relaxed afternoons with friends. It gets lots of sun and is easy to maintain, yet still offers plenty of opportunity with the raised beds for anyone who enjoys gardening. It's also very private and not overlooked, which we've really appreciated.

We also have sole direct access to a large boarded loft, which has been fantastic for storage.

The location has been ideal. Forest Hill has everything we've needed — great pubs, restaurants, lovely cafés for coffee or brunch, and plenty of green spaces. We've loved weekend walks to Dulwich Park, Crystal Palace, and along the Green Chain path. For commuting, Forest Hill station is 8 minutes walk away offering the Overground to Canada Water (and beyond) and National Rail to London Bridge have made travelling into the city really convenient.

We have really loved our time in the flat having lived here for nearly 5 years. We are sad to be moving out due to relocating with work, but we know it'll make a great home for someone else.

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. You may look up details about Blythe Hill Fields on their website:

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).

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

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 and a handy chemist on Perry Vale (5 minutes walk) 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 24 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 following schools are offered locally:

Rathfern – Ofsted Rating 'Outstanding'

Kilmorie – Ofsted Rating 'Good'

Dalmain – Ofsted Rating 'Good'

Fairlawn – Ofsted Rating 'Good'

Elliot Bank – Ofsted Rating 'Good'

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 99 years remaining (118 years from 2006)

Ground rent: £10 pa

Service charge: £56.48 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: None

Broadband: FTTP (Fibre to the Premises)

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

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

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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.