

21 Park Rise, London, SE23 1RT

Guide Price £300,000 to £350,000

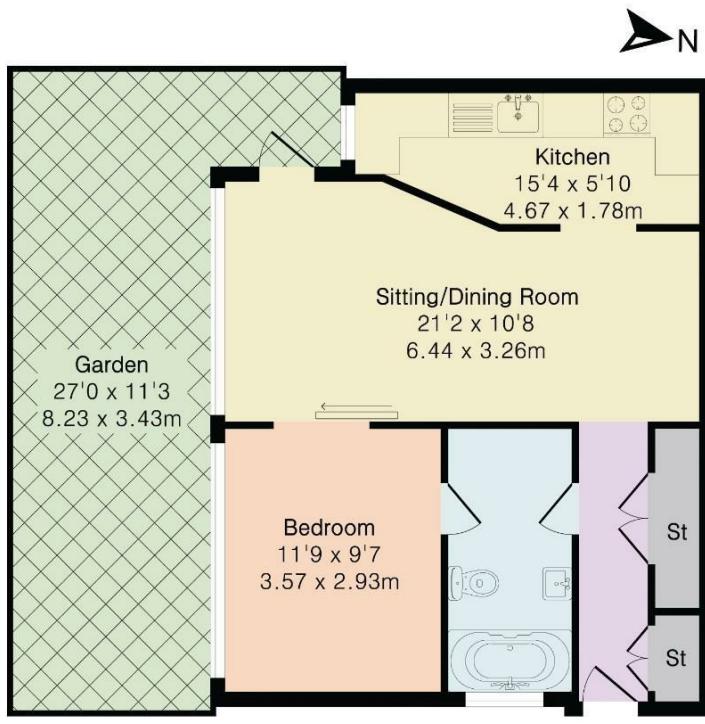
Property Images



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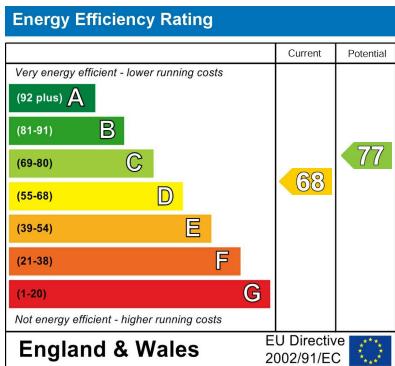


Approximate Gross Internal Area 543 sq ft - 50 sq m

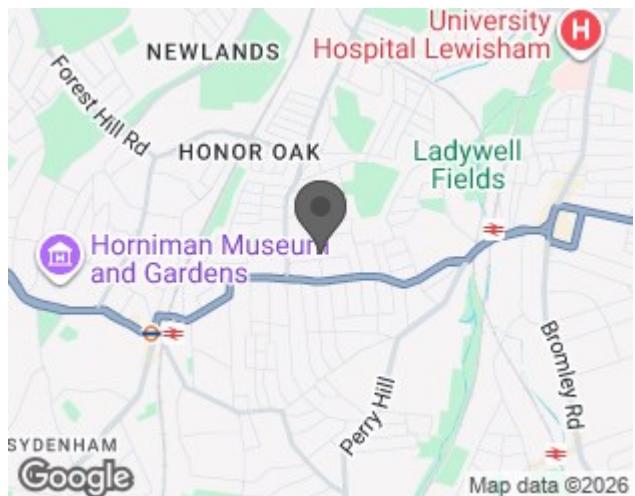


Ground Floor

EPC



Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £300,000 to £325,000

Set on the ground-floor of this sought-after development in Park Rise is this one-bedroom apartment in close proximity to Forest Hill, Honor Oak and Catford. Spanning approximately 543 sqft, the apartment is offered in re-furbished condition and comprises of a double bedroom, family bathroom, a kitchen and a sitting/dining room measuring over 20sqm which leads to its own south-facing private garden. The property contains herringbone flooring.

Features

- Asking Price £300,000 to £325,000
- One-Bedroom Purpose Build Apartment
- Ideal Location
- One Double Bedroom
- Reception/Dining Room measuring over 20sqm
- Separate Kitchen
- South Facing Private Garden
- Close Proximity to Schools
- Close Proximity to Transport
- Close Proximity to Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

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Here is what the owner had to say about the property:

I've lived in this flat for almost four years and fell in love with it the moment I first viewed it. The layout is well designed, creating a sense of flow and openness. Being south facing with windows along both the bedroom and living room, the flat is filled with natural light throughout the day. The garden is lovely and warm, even in early spring and autumn. It also feels very energy-efficient - it heats up quickly in winter, especially when the sun is out, and stays nice and cool during hot weather.

The location is excellent. There's a friendly pub just around the corner with a great beer garden, and the area has plenty of local shops, coffee bars, and pubs that give it a real community feel. A small park up the hill (about a ten-minute walk) offers wonderful views of the London skyline - perfect for watching fireworks on Bonfire Night or New Year's Eve.

The transport links are very convenient: you can be door to door at London Bridge, Waterloo, Charing Cross, or Blackfriars in about 30 minutes. Honor Oak and Forest Hill stations are both close by and served by the Overground, and there's also a direct bus route to Victoria.

I've really enjoyed living here and have decorated and maintained the flat with care over the years, which is why it's bittersweet to be leaving. My partner and I are hoping to start a family soon, so it feels like the right time to move on. We love this area for its village-like atmosphere and easy access to central London, and we're hoping to find a larger place nearby.

What renovation or upgrade works have you done to the property since you have owned it i.e. loft conversion, extension, new kitchen, bathroom, boiler, roof, windows etc

- New kitchen installed in May 2025 (including new oven)
- Kitchen and living room walls repainted in May 2025
- New boiler installed in February 2024
- New fence and terrace installed in April 2022
- Property fully repainted in December 2021
- New wooden flooring installed in December 2021

The property is located in proximity of London Overground, Thameslink and Southeastern train services from:

Honor Oak Park
Forest Hill
Both Catford stations

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes
Victoria - approximately 35 minutes
London St Pancras - approximately 32 minutes
London Cannon Street - approximately 30 minutes
London Charing Cross - approximately 28 minutes

For late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle to the bus stop (Brockley Park) at the end of St German's Road.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco and your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

The Horniman Museum and Gardens is a well-known local point of interest and can be found locally. With regular events such as a farmers market, live music and seasonal festivals to name a few.

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.

Some of the eateries nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Mama Dough (Sour Dough) pizza restaurant and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub on the corner of St German's Road was refurbished a year or two 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, with a handy chemist located next door.

The following schools are offered locally:

Kilmorie
Dalmain
Eliot Bank
Fairlawn
Stillness

Contact Hunters for an early viewing.

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 91 years remaining (125 years from 1991)

Ground rent: £10 pa

Service charge: £739.28 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: Communal

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 flats on Park Rise over the last 10 years. The stats from a sale include:

- Offers received for 114.5 % of the guide price
- 52 viewings booked
- 24 offers received (statistically, 46.2% of viewings resulted in an offer!)
- Offers received in 2 days of going to market
- Offer accepted on the 20th day of being on the market
- Hunters also let and manage properties on surrounding roads in the local area