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Owens Way, Honor oak, SE23

Guide price £400,000 and above

Property Images



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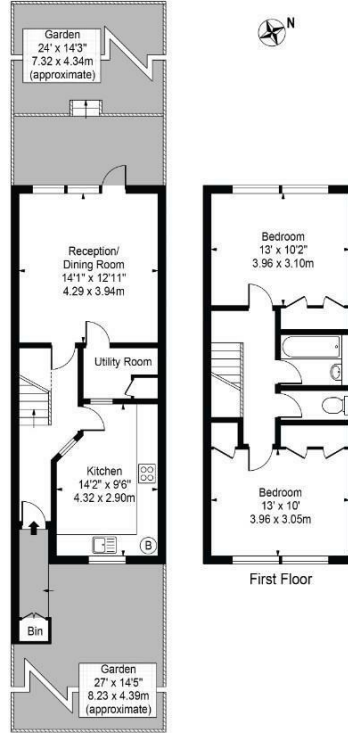
Property Images



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Owens Way, SE23 1RW
 Approx. Gross Internal Area 873 Sq Ft - 81.10 Sq M
 (Excluding Bin)



Ground Floor
 For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
 www.interdesignphotography.com
 This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

Summary

Guide price £400,000. Parking, FREEHOLD, over 870 sq ft, IN PROXIMITY TO THE HIGHLY ACCLAIMED BLYTHE HILL FIELDS, private gardens, in proximity of highly acclaimed local schools, secured sales process*

Features

• FREEHOLD • 2 DOUBLE BEDROOMS OF SIMILAR SIZE • Separate UTILITY room • Rear garden • In proximity of highly acclaimed schools • In proximity of highly acclaimed green spaces • Guide Price £400,000 • Chain free • Secured Sales Process* (Being sold through online auction. Buyer fee applies) • Buy it now option available

EPC rated: D

Council tax band: C (£1,811 p/yr)

Tenure: FREEHOLD

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

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THE HOUSE and THE LOCATION:

Undoubtedly one of the greatest selling points of this house is the location.

Blythe Hill Fields is in proximity to the property and offers recreational facilities such as the Trim trail which is an exercise trail and local events where the residents of Honor Oak get to know each other better and enjoy the community spirit.

Blythe Hill Fields is well known for its panoramic view of the city Skyline, viewing sunsets, dog walking, and enjoying general recreation.

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

<http://www.blythehillfields.org.uk/index.htm>

The property is over 880 sq ft with three bedrooms. We believe the property is priced very attractively for the space and location on offer.

In addition, the property offers PARKING and a private garden.

The house is located off Brockley Park (a premier Road in Honor Oak) and surrounded by some well-regarded period properties.

LOCAL SCHOOLS:

Undoubtedly this property offers a great location if schools and transport are top of your list, however, this location has, even more, to offer in the way of cafés, boutiques shops, and numerous other recreational facilities. We'd encourage buyers to explore the area and enjoy a coffee or dine in one of the many local eateries to appreciate the area.

The property is in proximity to some of the most sought-after schools in the area. Several of the local schools were rated "Outstanding" by Ofsted and according to the website locrating.com the property is also in the catchment of both Harris Boys and Harris Girls Academy East Dulwich.

LOCAL TRANSPORT, DINING OUT, AND OTHER RECREATION IN PROXIMITY:

Transport to central London stations from Honor Oak train station (which is approximately 0.4 miles from the property) includes some of the following travel times:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

Canary Wharf in approximately 24 minutes

Some of our favourite local eateries include Mama Dough (a sourdough pizza restaurant) and the award-winning Babur Indian restaurant. There's also the Honor Oak gastro pub and a selection of boutique cafes and shops.

There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Other local attractions include One Tree Hill which is just at the top of Honor Oak Rise and offers some of the most breathtaking views across London and the city skyline.

The Horniman gardens and museum is another well-known local point of interest. With regular events such as a farmers market and live music, we believe this will be of interest to many buyers.

You can read more about the Horniman museum and gardens via the below link:

<http://www.horniman.ac.uk/>

Please contact us if you would like further information.

Secured Sales Process*

Being Sold by Online Auction

Starting Bids from: £400,000

Buy it now option available

Please call or visit Goto Online Auctions for more information.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions.

To book a viewing contact www.hunters.com

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 2% and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.