

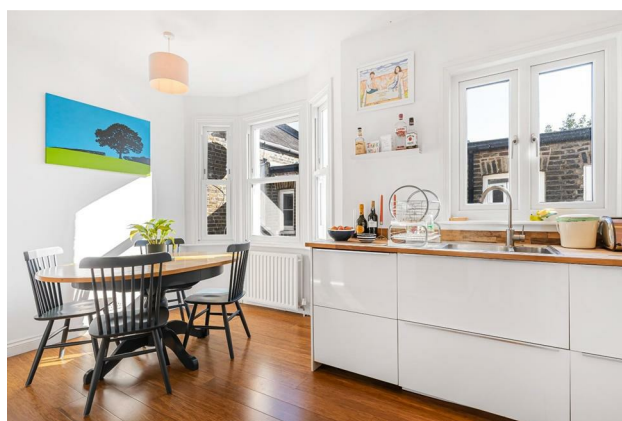
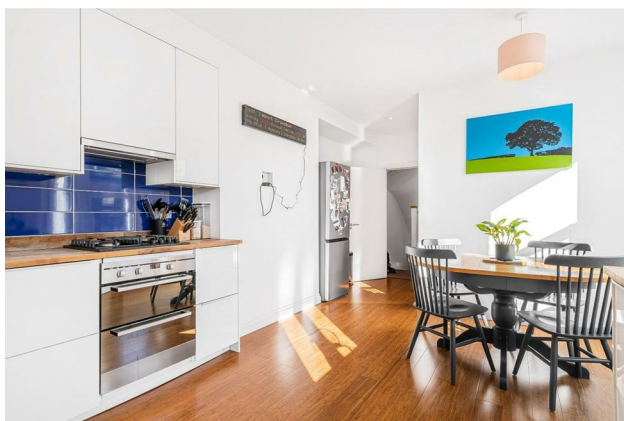
HUNTERS®

HERE TO GET *you* THERE

Shipman Road, London, SE23 2DY

Guide Price £525,000 to £600,000

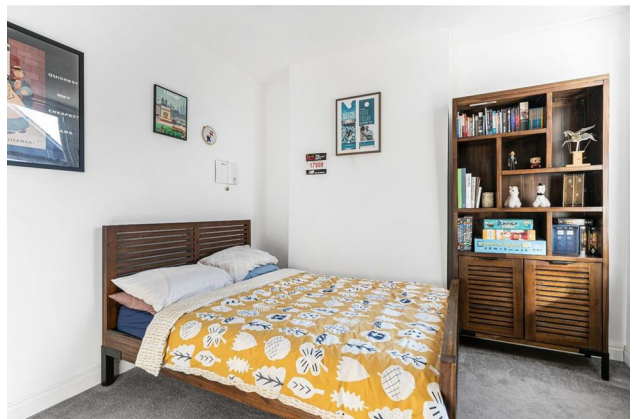
Property Images



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Approximate Gross Internal Area 1015 sq ft - 94 sq m

Ground Floor Area 50 sq ft – 5 sq m

First Floor Area 693 sq ft – 64 sq m

Second Floor Area 272 sq ft – 25 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: Flat - Conversion Beds: 3 Bathrooms: 2 Receptions: 1

Tenure: Leasehold

Guide Price £525,000 - £550,000

Set on this quiet residential road is this period conversion split over 3 levels and situated in the heart of Forest Hill. Spanning approximately 1,015 sqft this property offers two double bedrooms (one en-suite), one single bedroom, a well-sized open plan dining room/kitchen, a family bathroom and its own private garden. The property also benefits from its own front door. 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 has decking offering a perfect retreat for relaxation and is also South facing.

Shipman 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.

Features

• Guide Price £525,000 to £550,000 • Period Property - Split over 3 levels • Long Lease • Duplex Apartment • South-Facing Private Garden • Three Bedrooms • Over 1,000sqft • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport and Schools • In Proximity of Parks and Green and Spaces

EPC D

COUNCIL TAX BAND C

LEASEHOLD

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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.

You can read more about the Horniman museum and gardens here:

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

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. <https://www.thewoodhousedulwich.co.uk/>

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.

You can read more about the golf club here:

<http://www.dulwichgolf.co.uk/>

Beckenham Place Park is another highly acclaimed local green space that's offers London's first purpose-built swimming lake, nature trails and events at the mansion house:

<https://beckenhamplacepark.com/>

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:

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

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'Oculito (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 on the corner of St German's Road (located off the south circular), a handy chemist 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 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 South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

SCHOOLS

The property 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, rated OFSTED "Outstanding".

Kilmorie - State, mixed, primary, rated OFSTED "Outstanding".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawn - State, mixed, primary, rated OFSTED "Outstanding".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

Verified Material Information

Council tax band: C

Tenure: Leasehold

Lease length: 189 years remaining (138 years from 1974)

Ground rent: £100 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, 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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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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.