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Elsinore Road, London, SE23 2SH

Asking Price £325,000

Property Images

















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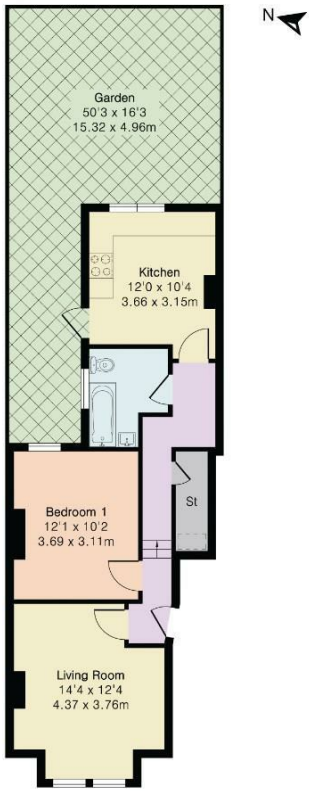
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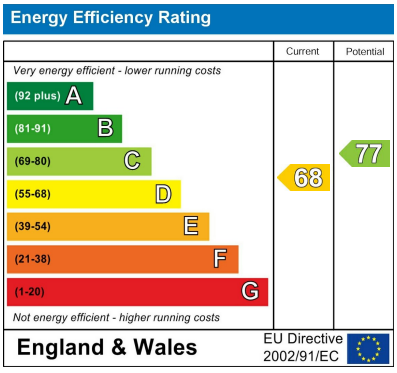
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Approximate Gross Internal Area 552 sq ft - 51 sq m

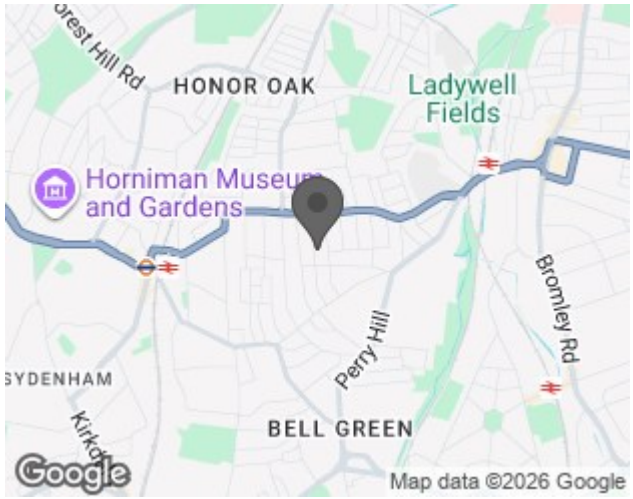


Ground Floor

EPC



Map



Details

Type: Apartment - Conversion Beds: 1 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

LEASEHOLD

CHAIN-FREE

ASKING PRICE £325,000

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

This period property offers approximately 550 sqft of living space. Offering one reception room, one double bedroom, a separate kitchen, family bathroom, a front driveway and use of a shared garden. This property is perfect for a First-Time Buyer. The property retains original Period features including parque flooring, high-ceilings and large windows.

The property has been recently refurbished including new flooring, painting throughout, a replenished kitchen and bathroom and a completely new landscaped garden.

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

Features

• ASKING PRICE £325,000 • CHAIN-FREE • ONE-BEDROOM GROUND FLOOR • ONE PRIVATE DRIVEWAY • SHARED GARDEN • PERIOD FEATURES • RECENTLY REFURBISHED • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

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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, rated OFSTED "Outstanding".

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

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

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

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 way) 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.

Please contact Hunters to arrange your viewing.

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

• Offers received for 100.91% of the guide price
• 17 viewings
• 3 offers received (17.64% of offers were received compared to viewings!)
• Offers received in 12 days of going to market
• Offer accepted on the 20th day of going to market

Hunters let and manage properties close to Elsinore Road, SE23

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 99 years remaining (125 years from 1999)

Ground rent: £120 pa

Service charge: £420 pa

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sustainable Drainage System

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway

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