

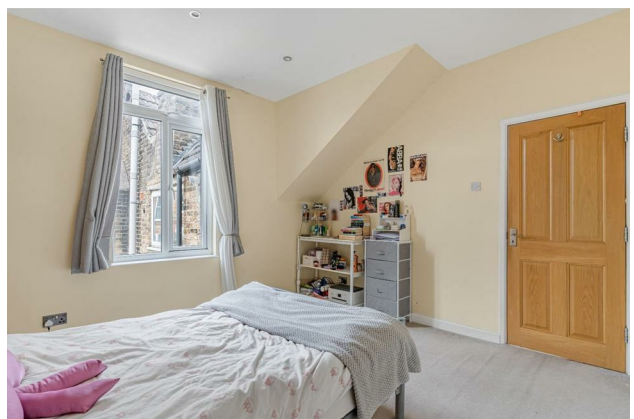
HUNTERS®

HERE TO GET *you* THERE

Perry Vale, London, SE23 2JF

Guide Price £400,000

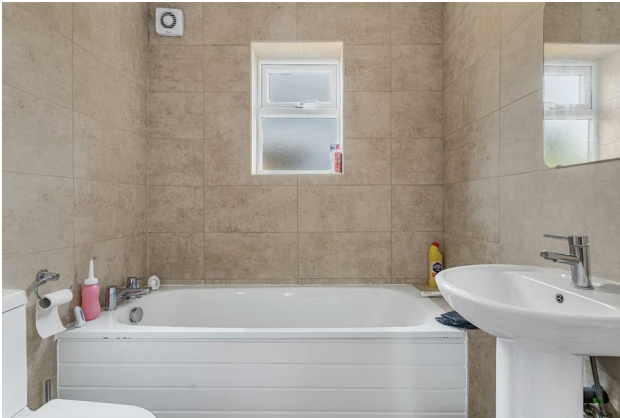
Property Images



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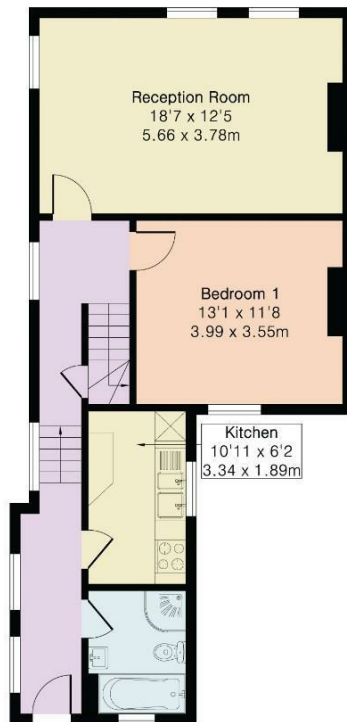
Property Images



Approximate Gross Internal Area 987 sq ft - 92 sq m

First Floor Area 668 sq ft – 62 sq m

Second Floor Area 319 sq ft – 30 sq m



First Floor

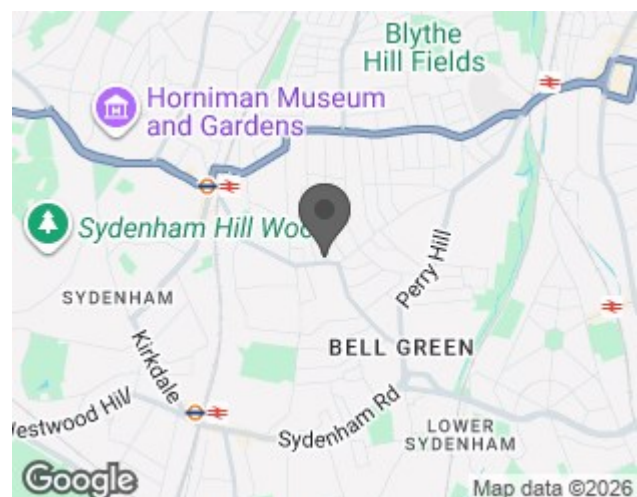


Second Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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: Apartment - Conversion Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

Summary

CHAIN-FREE

GUIDE PRICE £400,000 to £450,000

A two-bedroom Duplex Apartment situated in a convenient part of Forest Hill with easy access to Shops, Restaurants and Amenities. Set over two-floors and spanning close to 1,000 sqft the property offers a reception room, two double bedrooms (one en-suite), a family bathroom and a separate kitchen.

The property offers no regular service and no ground rent.

The locations also offers good schools, great transport links and an abundance of parks and green spaces.

Features
Early viewing is Highly Recommended.

• CHAIN-FREE • GUIDE PRICE £400,000 to £450,000 • DUPLEX APARTMENT • TWO DOUBLE BEDROOMS • TWO BATHROOMS • A WELL-SIZED RECEPTION ROOM • APPROX 987SQFT • SERVICE CHARGE IS AS AND WHEN AND NO GROUND RENT • In Proximity of Shops, Restaurants and Amenities • In Proximity of Parks and Green Spaces, Schools and Transport Links

EPC C

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £400,000 to £450,000

Now available is this well-proportioned two-bedroom duplex apartment set on Perry Vale.

The property spans approximately 987 sqft of living space and benefits from its own front door. As you enter there is a family bathroom, followed by a separate kitchen, there is then a double bedroom which is followed by a reception room measuring approximately 233 sqft. The second has been converted to a double bedroom offering approximately 190sqft of living space and with its own en-suite.

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

The loft extension happened in 2017 and at the same time the property was fully refurbished.

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:

Rathfern - Early years provision – Outstanding, Leadership and management – Outstanding, Outcomes for pupils – Outstanding, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Outstanding

Kilmorie - Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain - Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education - Good

Fairlawn - Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Good

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'Oculito (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:



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



The local area benefits from the Ravensbourne Linear Park which leads through woodland and river walks to Sainsbury's Sava Centre.

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

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 Perry Vale, 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 Perry Vale, SE23

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 150 years remaining (189 years from 1987)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

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.