

**Sunderland Road, London, SE23 2PS**

**Asking Price £260,000**

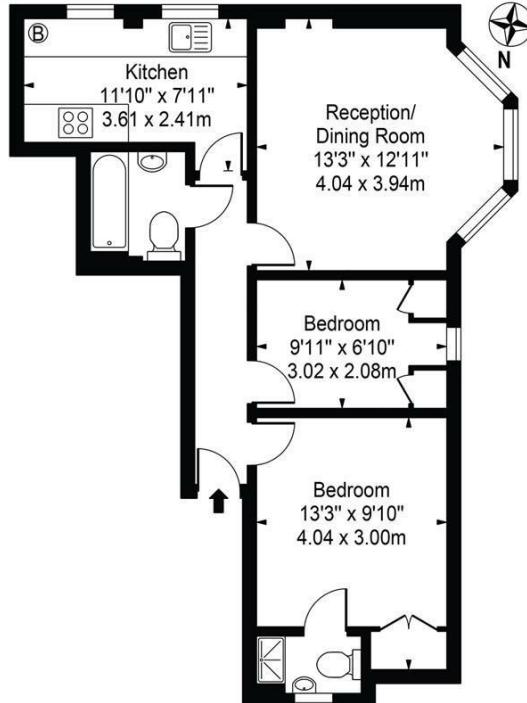
**Property Images**



## Property Images



Sunderland Road, SE23 2PS  
Approx. Gross Internal Area 539 Sq Ft - 50.07 Sq M



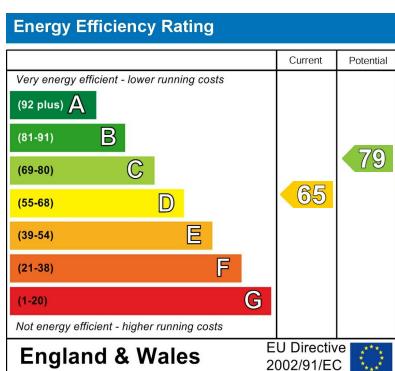
First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

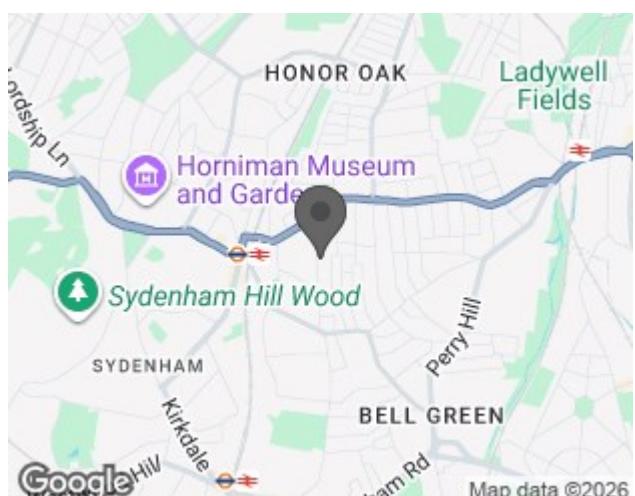
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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



## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Flat 3, 77 Sunderland Road, London, SE23 2PS

Two-bedroom, two bathroom property offered located in this this period building. With high-ceilings and sash windows the property also offers a spacious living room, family bathroom, separate kitchen, en-suite. Set on a premium tree-lined road in Forest Hill this property would make an ideal first home.

## Features

- Asking Price £260,000
- Period Property Conversion
- Two-Bedroom
- First Floor
- Shared Garden
- Off-Road Parking
- Proximity To Parks and Green Spaces
- Proximity to Transport
- Proximity to Schools

Hunters estate agents Forest Hill have sold several houses and flats on Sunderland Road in SE23 over the last 10 years. The stats from a sale include:

- 69 viewings
- 12 offers – Statistically, that's 1 offer for every 6 viewings of 17.39% of viewings resulted in an offer!
- 106.47% of the guide price was achieved by Hunters Forest Hill
- Hunters estate agents also let and manage properties on Sunderland Road

We are acting in the sale of the above property and have received an offer of £295,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

EPC D

COUNCIL TAX BAND B

LEASEHOLD

Asking Price £260,000

A well presented two-bedroom apartment situated on the desirable Sunderland Road, Forest Hill.

This Period conversion property with high-ceilings and sash windows offers approximately 539sqft of living space. Offering one double bedroom, one single bedroom, one reception room, a separate kitchen and a shared garden this is an ideal opportunity for someone looking to put their own stamp on a property and create a beautiful family home. The property also comes with parking and communal areas.

The property is situated in proximity of Forest Hill station offering easy access to London Victoria, London Bridge and Canary Wharf. Additionally, the property is well-serviced by local bus routes.

Despite being on a quiet and secluded road the South Circular nearby offers comfortable travel opportunities by car to surrounding areas.

Resident of Forest Hill are able to enjoy an array of coffee shops, boutique restaurants and bars nearby. Locally there is the Horniman Museum and its wonderful gardens offering an opportunity for family days out in an area of nature and beauty. There are a range of excellent schools with very close proximity for families with children.

Alongside all the great features of the flat, the location, is very sought after for a number reasons:

Sunderland 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. The four schools are as follows however please note that there are several other highly rated schools locally too:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmorie - Public, mixed, primary, rated Ofsted "Good".

Dalmain - Public, mixed, primary, rated Ofsted "Good".

Located approximately 0.4 miles from Forest Hill station which offers services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 17 minutes.

Canary Wharf in approximately 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from approximately 0.1 miles away on the south circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

#### Access to amenities:

As well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions, and craft days.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

#### Recreation:

Off the high street in the town centre, you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools is known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.