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Hurstbourne Road, London, SE23 2AB

Guide Price £500,000 to £550,000

Property Images

















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Property Images







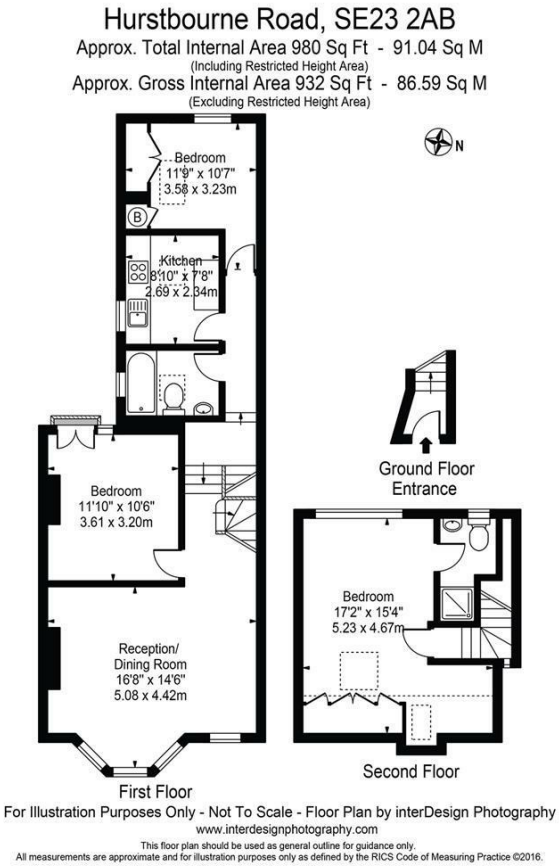




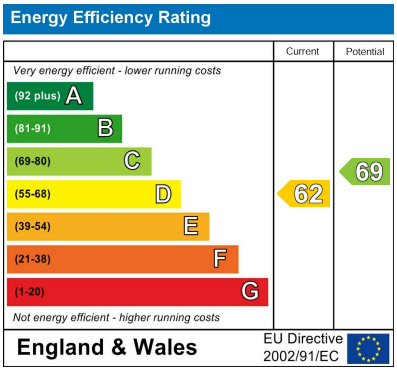


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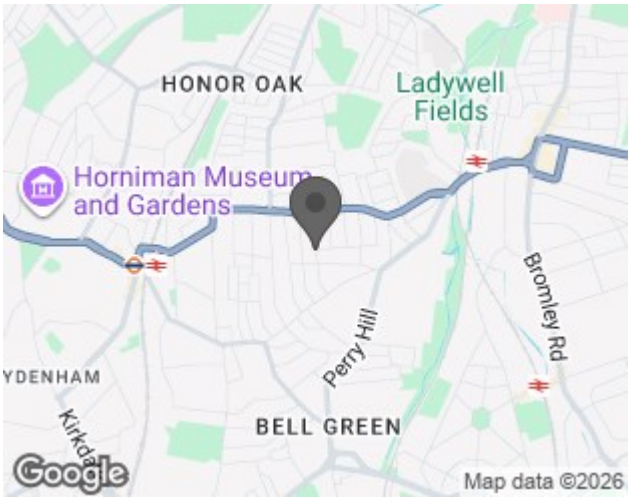
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EPC



Map



Details

Type: Flat Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Share of Freehold

SHARE OF FREEHOLD

Guide Price £500,000 to £550,000

Now available is this well-proportioned 3-bedroom apartment within this Period Conversion on this quiet and tranquil road.

This duplex period property spans approximately 980 sqft of living space. It is a unique offering retaining all of its period features including high-ceilings, covings, bay windows, wooden flooring and fireplaces.

The first floor offers two double bedrooms, a family bathroom, a separate kitchen but most importantly the reception/living room which must be seen. The second floor is a loft conversion with a double bedroom offering approximately 250sft of room as well as benefitting from its own en-suite and views. The property comes with allocated parking.

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

Features

• GUIDE PRICE £500,000 to £550,000 • SHARE OF FREEHOLD • DUPLEX PERIOD CONVERSION APARTMENT • APPROXIMATELY 980 SQFT • THREE BEDROOMS • ALLOCATED PARKING SPACE • PERIOD FEATURES THROUGHOUT • SEPARATE KITCHEN AND FAMILY BATHROOM • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces
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COUNCIL TAX BAND C

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Here is what the owner said:

We've absolutely loved living here, and it's with mixed feelings that we're putting our flat on the market, we're actually staying in the area because we love it so much.

The flat itself is bright, light and airy throughout, with the top floor offering genuinely amazing views.

Location-wise, it's hard to beat. You're within a 15-minute walk of three separate train lines, getting you into London Bridge in under 20 minutes. Two bus routes into Central London stop right outside too, so you've got options whichever way you're heading.

Forest Hill and Honor Oak are both close by, giving you the best of both neighbourhoods; great local pubs, a real community feel, and easy access to green space including Blythe Hill Fields. Local schools in the area are excellent too.

All in all, this has been a wonderful home for us.

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'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 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 Hurstbourne 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 Hurstbourne Road, SE23

Verified Material Information

Costs and tenure
Tenure: Share of Freehold
Lease length: 101 years remaining (125 years from 2002)
Council tax band: C
EPC rating: D

The building
Mid-terrace flat, standard construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Air conditioning
Broadband: Cable
Parking: Allocated
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (TGL503609):
- The owner cannot sell or transfer the property alone without a court order. This is a common rule for properties owned by more than one person to ensure everyone's interests are protected.
- The owner cannot sell or transfer the property without written permission from HSBC UK Bank PLC. This is a standard requirement for properties with a mortgage and ensures the loan is settled during the sale.
- The owner must follow specific rules in the lease when selling or transferring the property to ensure the lease terms are not broken.
No environmental risks recorded

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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.