HUNTERS®

HERE TO GET *you* THERE

Wenlock House Stanstead Road, London, SE23 1HG

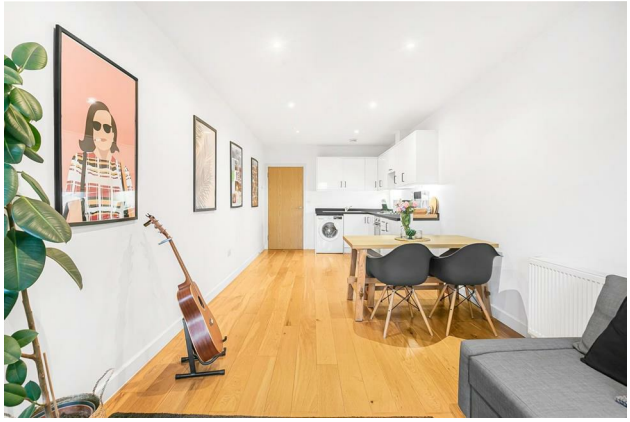
Guide Price £300,000 to £350,000

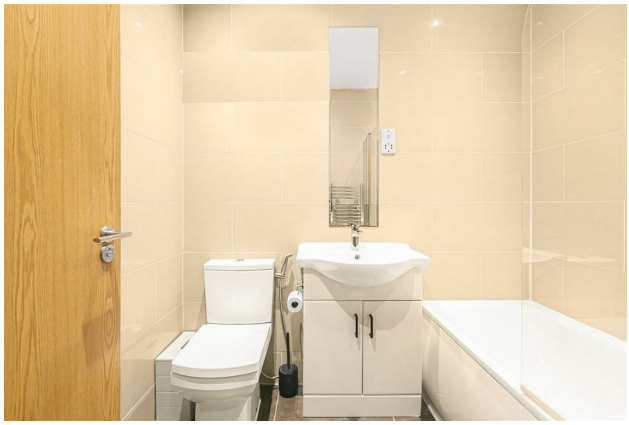
Property Images

HUNTERS®

HERE TO GET *you* THERE

Property Images





HUNTERS®

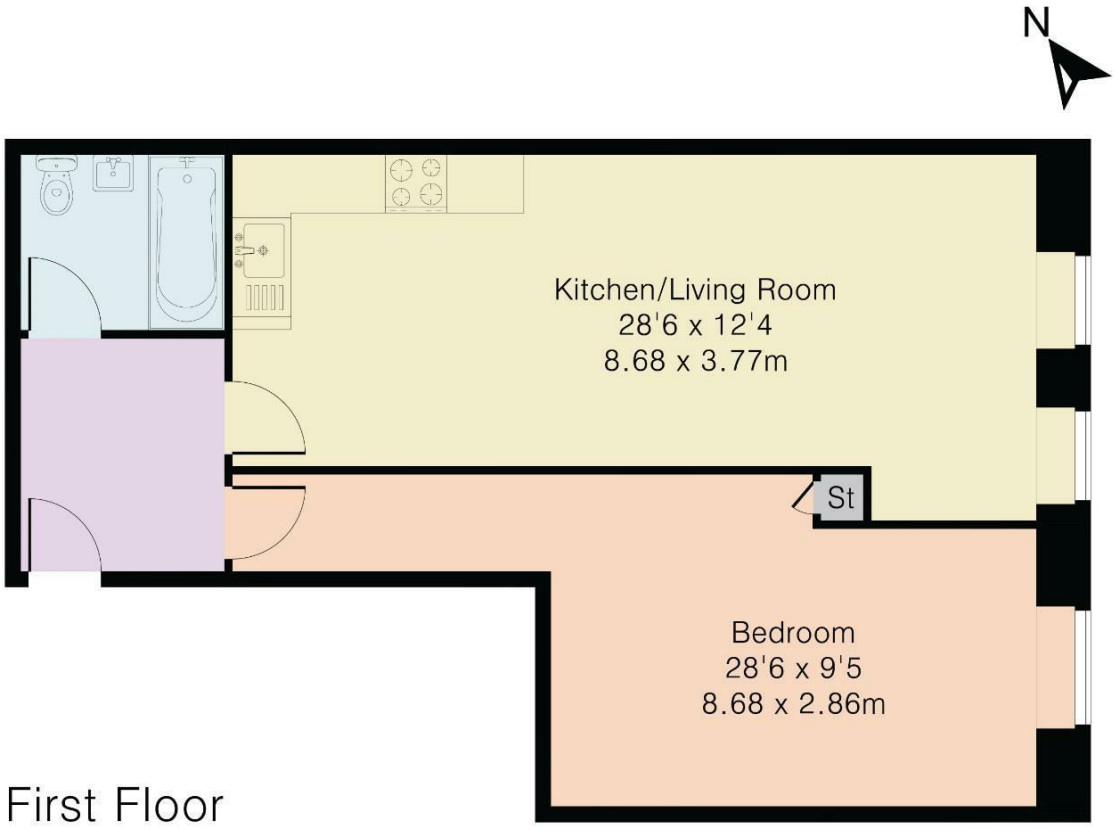
HERE TO GET *you* THERE

Property Images

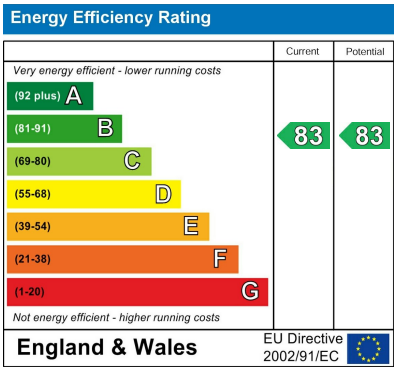
HUNTERS®

HERE TO GET *you* THERE

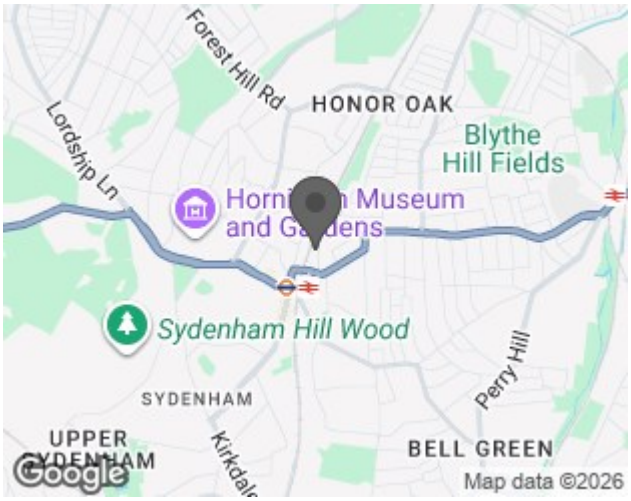
Approximate Gross Internal Area 642 sq ft - 60 sq m



EPC



Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £300,000 - £325,000

Set on the first-floor of this popular residential block and in proximity of Forest Hill station is this one-bed apartment. Offered in good condition, spanning approximately 642sqft and offering one double bedroom, a larger than average open-plan living room/kitchen and a family bathroom this property would be perfect for a family home. The property also benefits from substantial Communal Areas.

Features

• Guide Price of £300,000 to £325,000 • Within short walking distance from Forest Hill station • A Distinctive Former Public House Conversion • Approximately 650 Sq Ft of Internal Space • Open-Plan Living • Large Communal Garden for Alfresco Dining • Moments from the Heart of Forest Hill • Excellent Transport Connections into Central London • Quiet Tree Lined Street • Close Proximity to Shops, Restaurants and Amenities

CHAIN-FREE

Guide Price £300,000 - £325,000

Set within Wenlock House, the reimagined former Forest Hill Hotel, is this one-bedroom apartment which brings together period architecture, good proportions and thoughtful contemporary design. Dating back to the 1860s, the building has been a familiar part of the Forest Hill streetscape for more than 150 years, its distinctive façade and ornate brickwork offering a reminder of its past. The flat is approximately a 4-minute walk from the station, with direct trains taking you to London Bridge in 15 minutes, Canary Wharf in 20 minutes and Shoreditch in just 25 minutes.

Occupying the first floor and extending to approximately 650 sq ft, the apartment is notably generous for a one-bedroom home. The proportions are immediately apparent on entering, with an expansive open-plan kitchen, living and dining space forming the natural heart of the apartment. Light, sociable and effortlessly functional, there is ample room for both relaxed everyday living and entertaining on a larger scale.

The individuality and architectural character of the former public house provide a backdrop to clean, contemporary interiors, resulting in a home that feels altogether more interesting than a conventional purpose-built apartment. It is this sense of provenance, the feeling that the building has evolved rather than simply been built, that gives Wenlock House much of its appeal.

Perhaps the most unexpected feature is the communal gardens. Generous, established and designed as a space to genuinely enjoy, it provides a rare extension of the apartment during the warmer months. There is plenty of room for alfresco dining, summer barbecues and long evenings with friends, an unusually generous amenity for an apartment so close to the centre of Forest Hill.

Formerly The Forest Hill Hotel, the building was sensitively converted into just 12 individual apartments and renamed Wenlock House, a nod to its historic association with the Wenlock Brewery. Its handsome exterior remains distinctive, with decorative brickwork, Tudor-revival

influences and architectural detailing that set it apart from the surrounding streetscape.

The setting is equally compelling. Positioned on a quiet, tree-lined street, Wenlock House is less than a five-minute walk from Forest Hill station, providing fast and convenient connections into central London. The neighbourhood's independent cafés, restaurants and shops are moments away, while the green open spaces and cultural attractions for which this corner of south-east London is known are all within easy reach.

A home with history and individuality, where generous proportions, architectural character and contemporary living come together.

Verified Material Information
Council tax band: B
Council tax annual charge: £1585.09 a year (£132.09 a month)
Tenure: Leasehold
Lease length: 125 years remaining (112 years from 2012)
Ground rent: £250 pa
Service charge: £1411.26 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 - Great, Vodafone - Great, Three - Great, 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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: B

Please contact Hunters to arrange your viewing.