

# HUNTERS®

HERE TO GET *you* THERE

**Stanstead Road, London, SE23 1DD**

**Guide Price £325,000 to £350,000**

**Property Images**



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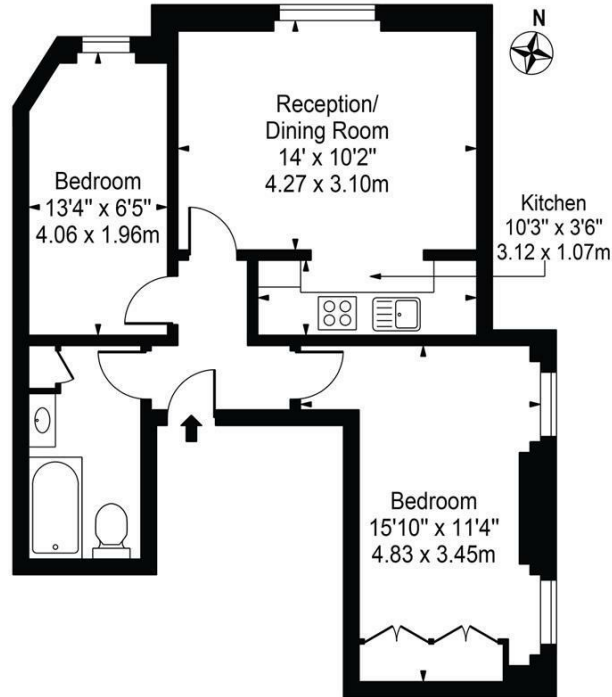
## Property Images



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Stanstead Road, SE23 1DD  
 Approx. Gross Internal Area 509 Sq Ft - 47.29 Sq M



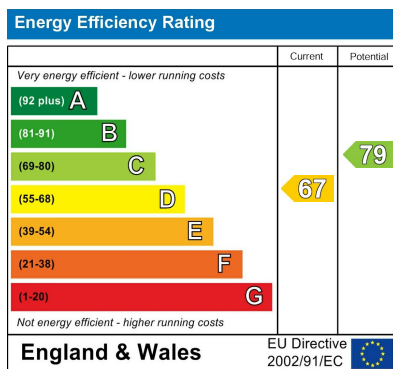
First Floor

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

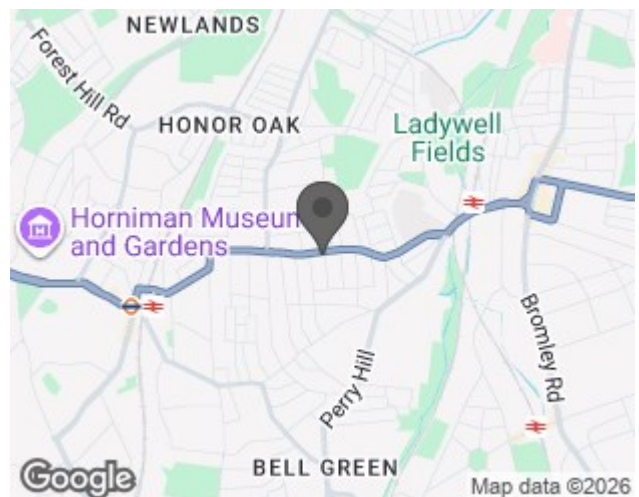
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

CHAIN-FREE

GUIDE PRICE £325,000 to £350,000

LONG LEASE

Hunters are proud to offer this two-bedroom apartment set between Honor Oak and Forest Hill. Spanning approximately 509sqft the property is situated on the First Floor and offers an-open plan reception room/kitchen area, a double bedroom, a single bedroom and a family bathroom.

The property is perfect for a First-Time Buyer or young couple looking to purchase a new home.

### Features

- GUIDE PRICE £325,000 to £350,000 • CHAIN-FREE • TWO-BEDROOM APARTMENT • IDEAL LOCATION • APPROX 509 SQFT • FIRST FLOOR • SECURE ENTRY • OPEN-PLAN RECEPTION/KITCHEN • In proximity of shops, restaurants and amenities • In proximity of transport links, schools, parks and green spaces

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £325,000 to £350,000

Now available is this well-proportioned 2-bedroom apartment within this Period Conversion.

The property is situated on the first-floor and spans approximately 509 sqft of living space and offers one double bedrooms, one single bedroom, a family bathroom and an open-plan living room and kitchen. The development also benefits from secure entry.

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

Here is what the owner said:

There are friendly neighbours and we really appreciate the living room and open-plan kitchen. The property benefits from fitted wardrobed throughout and is situated perfectly with walking distance to 3 train stations which serve Central London. There is easy access to local shops, amenities, a gym and a swimming pool.

We have made refurbishment to the kitchen and bathroom within the last 12 months, have replaced the boiler have carried out changes to the windows, doors and flooring.

We are only selling to be closer to our grandchildren.

## 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 Stanstead Road on the South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops on Stanstead 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 Stanstead 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 Stanstead Road, SE23

## Verified Material Information

### Costs and tenure

Tenure: Leasehold

Lease length: 968 years remaining (999 years from 1995)

Service charge: £1670/year

Council tax band: B

EPC rating: D

### The building

flat, standard construction

Accessibility adaptations: None

### Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing



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Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE good

Parking: On Street

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 (TGL589829):

- The lease contains rules regarding 'alienation', which is a legal term meaning there are certain requirements the owner must meet if they wish to sell, let out, or transfer the property to another person.

- There is a standard restriction that prevents the sale of the property being registered without the mortgage lender's involvement. This is normal and will be handled by the solicitors during the completion of the sale.

- Historical rules from 1972 originally prevented the land from being used as a brewery, club, or pub. However, a legal document from 1974 officially released the property from these rules, meaning they no longer apply.

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.