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Burwood Court, Canonbie Road, London, SE23 3AY

Asking Price £240,000

Property Images

















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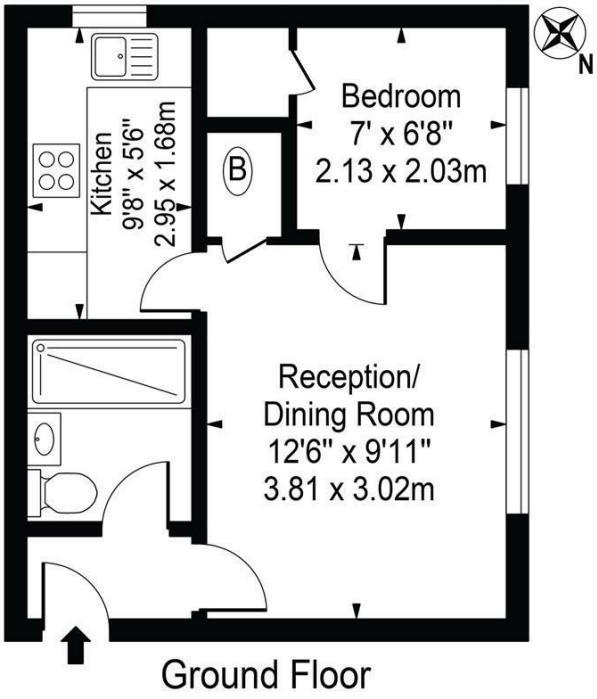
Canonbie Road, SE23 3AY

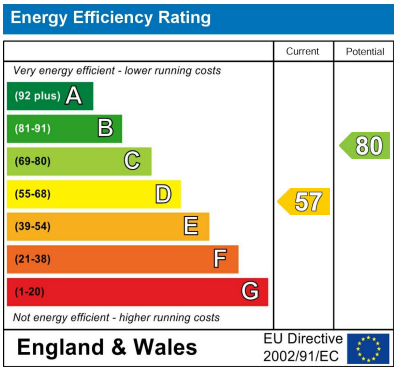
Approx. Gross Internal Area 316 Sq Ft - 29.36 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
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: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

NEW LEASE UPON COMPLETION

Asking Price £240,000

A well presented one-bedroom apartment situated on the desirable Canonbie Road, Forest Hill.

The property is offered recently refurbished and spans approximately 316sqft and contains a double bedroom, a living/reception room, a family bathroom and a separate kitchen. The development is gated with pin entry and the property also comes with a garage as well as Communal Gardens.

Early viewing is Highly Recommended.

Features

• CHAIN-FREE • ASKING PRICE £240,000 • NEW LEASE OF 138 YEARS ON COMPLETION • GATED DEVELOPMENT • INCLUDES A GARAGE • APPROXIMATELY 316 SQFT • IDEAL LOCATION • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

NEW LEASE OF 138 YEARS UPON COMPLETION

Asking Price £240,000

A well presented one-bedroom apartment situated on the desirable Canonbie Road, Forest Hill.

This property offers approximately 316sqft of living space and boasts plenty of charm. Offering one bedroom, a reception room, a separate kitchen and a family bathroom within this gated development the property represents the perfect opportunity for First Time Buyer looking for a new home in an ideal location. The property also benefits from a garage which is included as part of the sale as well as Communal Gardens.

Early viewing is Highly Recommended.

THE LOCATION

The abundance of nearby parks makes this area perfect for residents who enjoy spending time in nature or engaging in outdoor exercise. These include the Horniman, Sydenham Woods and Dulwich Park.

Canonbie Road is well connected, Forest Hill Station (located approximately 0.8 mile) offers Overground services that connect to Canada Water, Shoreditch, and Highbury & Islington, making it easy to reach

central and East London. National Rail services from the same station can take you into London Bridge in under 15 minutes. Additionally, several bus routes serve the area, linking to nearby neighbourhoods like Dulwich, Peckham, and Sydenham. Alongside the train links you will find several bus routes which includes routes 122 and 185 to Crystal Palace and Victoria to name a few
Forest Hill's high street is in proximity and features a variety of independent shops, cafes, and restaurants. Popular spots like Canvas & Cream and the Butchery reflect the area's artistic and foodie culture. Sainsbury's in Forest Hill provides convenient grocery shopping, while Lordship Lane in nearby East Dulwich offers an excellent selection of boutique shops, restaurants, and bars. The neighbourhood provides both daily essentials and charming spots for leisurely outings.

The property is in proximity of several local schools:
Horniman Primary School
Achievement of pupils – Good, Behaviour and safety of pupils – Good, Leadership and management – Good, Quality of teaching – Good
Elliot Bank Primary School
Behaviour and attitudes – Good, Early years provision – Outstanding, Leadership and management – Good, Leadership and management – Good, The quality of education? - Good
Sydenham School For Girls
Achievement of Pupils – Good - Behaviour and safety of pupils – Good Leadership and management – Outstanding Quality of teaching – Good
Forest Hill Boys School
Achievement of Pupils – Good Behaviour and safety of pupils – Good Leadership and management – Good Quality of teaching – Good

In addition, several private schools are within easy reach: St Dunstans College, Allyens School, James Allens Girls School and Dulwich College.

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 48 years
Service charge: £1174/year
Council tax band: B
EPC rating: D

The building
Semi-detached flat, standard construction
1 bedroom, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Garage, Off Street, Gated, and 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
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.