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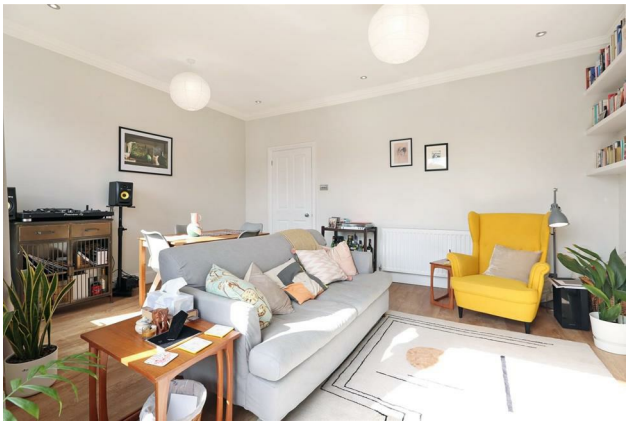
Hurstbourne Road, London, SE23

Guide Price £425,000 to £450,000

Property Images



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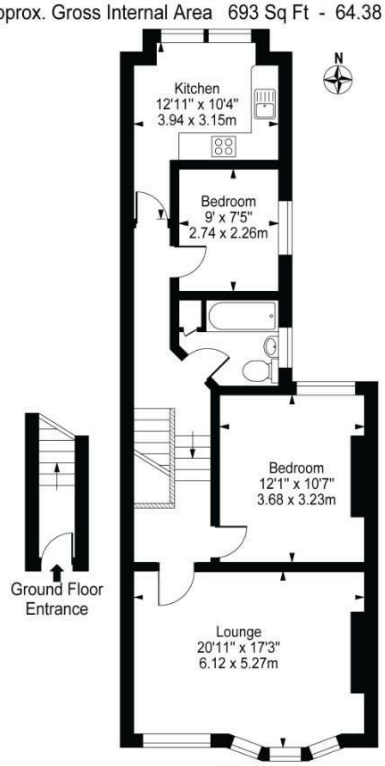
Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



First Floor

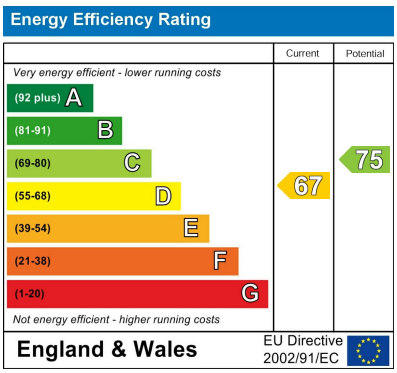
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

www.interdesignphotography.com

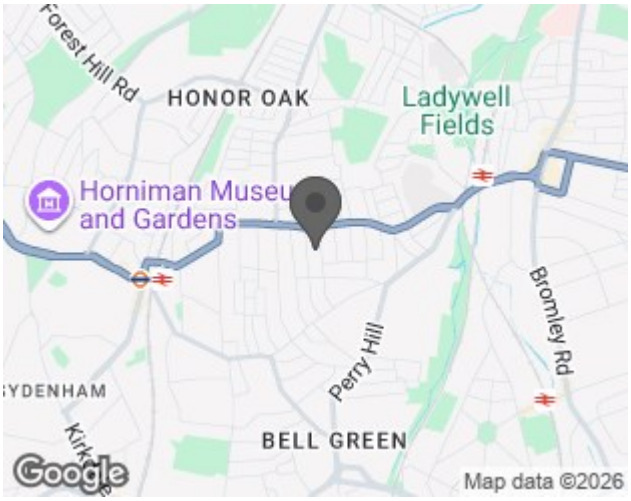
This floor plan should be used as general outline for guidance only.

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: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide Price £425,000 to £450,000. Shared garden access, two bedroom, stunning period flat on first floor of building with modernised interior and bay window. GREAT LOCATION FOR TRANSPORT AND FACILITIES

Features

• Guide Price £425,000 to £450,000 • Shared Garden Access • Two Bedrooms • Period conversion • First Floor • Kitchen Diner / Breakfast Room • Bay Window • In Proximity of Schools, Transport Links, Parks and Green Spaces • In Proximity of Shops, Restaurants and Amenities

EPC - TBC

COUNCIL TAX BAND C

LEASEHOLD

Guide Price £425,000 to £450,000

VIEW OUR HD VIDEO WALK-THROUGH - LIKE AND SUBSCRIBE TO OUR YOUTUBE CHANNEL TO GET FOREST HILL PROPERTY UPDATES.

The images, floor plan, and HD VIDEO WALK THROUGH do a fantastic job of showing you what's on offer.

Now available is this well-proportioned 2-bedroom apartment within this Period Conversion on this quiet and tranquil road.

The property spans approximately 693 sqft of living space and has two-bedrooms, and is a stunning period flat on first floor of building, The property features a separate modern kitchen alongside a generous reception room that is filled with natural light. There is also access to a shared garden. In addition to this, the property also has sound proofing underlay.

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

Here is what the owner had to say about the property:

- I really love the large living room and dining area. It's a great space for entertaining. The garden is a great size and easy to share with downstairs neighbour. The size of the kitchen is great for the size of flat. Hurstbourne Road is very friendly and I got to know local neighbours who were very helpful and happy to help one another. The street is very quiet, despite being close to Stanstead Road. The location is fantastic - close to lots of green spaces (Mayow Park, Blythe Hill), with fantastic pubs locally too such as Blythe Hill Tavern, often voted in top pubs of London and my favourite still. Great transport links via Catford or Forest Hill with a bus stop at the end of the road.

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:

Blythe Hill Fields is also located in to local area 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, and provides the perfect opportunity for walks with un-interrupted views across London.

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.

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

Council Tax band: C

Tenure: Leasehold

Lease length: 104 years remaining (125 years from 2005)

Ground rent: £10 pa

Service charge: £1027.32 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: Survey Instructed

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

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: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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.