

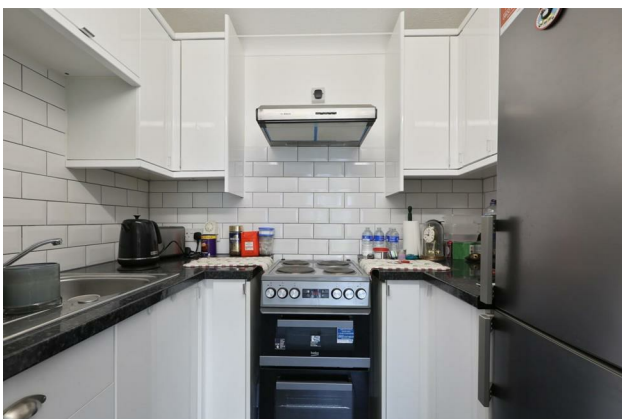
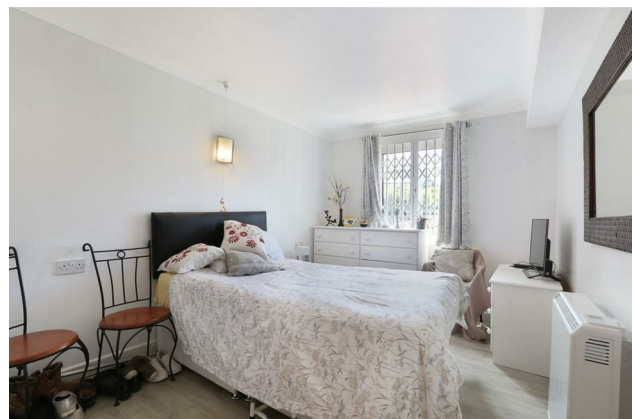
HUNTERS®

HERE TO GET *you* THERE

Homewalk House, Jews Walk, London, SE26 4NN

Guide Price £140,000 to £150,000

Property Images



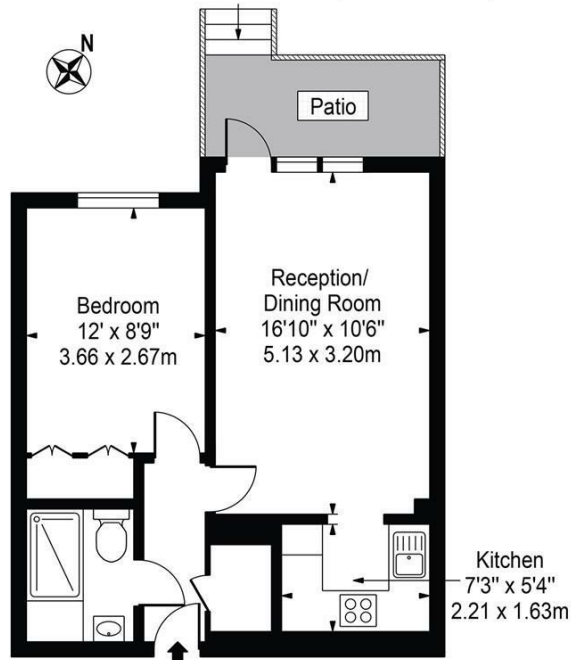
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Homewalk House,
Jews Walk, SE26 4NN
Approx. Gross Internal Area 433 Sq Ft - 40.23 Sq M



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

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

CHAIN-FREE

ASKING PRICE £140,000

RETIREMENT PROPERTY FOR OVER 55'S

A one-bedroom apartment situated on the ground-floor of the purpose built development in the heart of Sydenham. The property offers approximately 446 sqft of living space and is offered as a retirement home for persons over the age of 55. It is one of only a minority of properties in the development that has direct access to gardens.

Features

• RETIREMENT HOME - AVAILABLE FOR OVER 55's • ASKING PRICE £140,000 • SECURE DEVELOPMENT • ONE BEDROOM PURPOSE BUILT APARTMENT • COMMUNAL RECEPTION AND ENTERTAINMENT AREAS • COMMUNAL GATED PARKING • ACCESS TO GARDENS • PART-TIME WARDEN AND 24 HOUR EMERGENCY CALL SYSTEM • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

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Benefits of the development include a part-time warden, 24 hour emergency call system, communal lounge, communal laundry and communal gated parking.

TRANSPORT:

The property is well positioned for access to transport links, with both Forest Hill and Sydenham stations within reach, offering London Overground and Southern Rail services.

Travel times include:

- * London Bridge in approximately 20 minutes
- * Canada Water in approximately 15 minutes (for Jubilee Line connections)
- * London Victoria in approximately 35–40 minutes
- * Canary Wharf in approximately 30 minutes

In addition to rail connections, there are several bus routes operating locally, providing further connectivity

across South East London and beyond.

SHOPPING, DINING & RECREATION:

Jews Walk is ideally located for access to a wide range of local amenities. Forest Hill, Sydenham and the surrounding areas offer a blend of high street retailers and independent businesses, alongside cafés, restaurants, gastro pubs and everyday conveniences.

The area is known for its strong sense of community and variety of popular eateries, including independent cafés and well-regarded local restaurants.

For leisure and recreation, residents can enjoy Forest Hill Pools and leisure centre, offering swimming facilities, a gym, and fitness classes.

The Horniman Museum and Gardens is a well-known local attraction, providing green open space, cultural exhibitions and regular events including markets and seasonal festivals.

Additional nearby green spaces include Sydenham Woods, Dulwich Park and Crystal Palace Park, all offering excellent outdoor space for walking, cycling and recreation. One Tree Hill is also nearby and offers stunning panoramic views across London.

Overall, the location provides an excellent balance of convenience, connectivity and access to green spaces.

Hunters estate agents Forest Hill have sold several houses and flats near Jews Walk, Sydenham, SE26 over the last 10 years. The stats from a sale include:

- Offers received more than 101.5% of the starting price
- 23 viewings
- 11 offers received (47.8% of offers were received compared to viewings!)

Hunters also let and manage properties close to Jews Walk, Sydenham, SE26.

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 87 years remaining (125 years from 1988)

Ground rent: £446/year

Service charge: £2,661/year

Council tax band: C

EPC rating: B

The building

Mid-terrace flat, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: Level access, Level access shower, and Lift access

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: None

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

In In the Jews Walk conservation area (per planning.data.gov.uk; confirm via the local authority search).

No tree preservation order

Title register restrictions (TGL6252):

- The owner cannot sell or transfer the property without a solicitor or conveyancer (a property lawyer) confirming their identity. This is a standard security measure to help prevent identity fraud.

- The property must only be used as a private home and not for any unpleasant, noisy, or offensive business or trade.

- The property cannot be used as licensed premises, meaning it cannot be used to sell alcohol.

- No stables or buildings intended for storage are allowed to be built on the land.

- Any plans for new buildings or changes to the outside look of the property must be sent to the original seller or their agent for approval before work starts. This may involve paying a small fee.

- The owner is not allowed to handle the property in any way that would break the specific rules and prohibitions listed in the lease.

- If the land is used for business purposes, a brick wall at least nine feet high must be built along the boundary with the street.

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.