

# HUNTERS®

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Wastdale Road, London, SE23 1HN

Guide Price £300,000 to £325,000

Property Images



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## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Apartment - Conversion Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Summary

### SHARE OF FREEHOLD

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This well-presented one bedroom flat is finished with modern décor throughout and has been well cared for. The kitchen features well-maintained wooden worktops that create a fresh and welcoming feel, along with integrated appliances, including a dishwasher and a washing machine. There is also a separate storage room in the flat, providing useful additional space. The property has benefited from recent improvements: full repointing at the rear of the building and the installation of modern energy-efficient electric heaters that can be controlled remotely (including whilst away from the flat).

**Features**  
• SPAIN-FREE • GUIDE PRICE £300,000 to £325,000 • ONE-BEDROOM APARTMENT • IDEAL LOCATION • OPEN-PLAN LIVING ROOM/KITCHEN/DINING AREA • FAMILY BATHROOM • DOUBLE BEDROOM • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools and Transport • Close Proximity to Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

### SHARE OF FREEHOLD

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Set on the first-floor of this development in between Honor Oak Park and Forest Hill is this one-bedroom apartment spanning approximately 420 sqft. The property offers an open-plan living room/kitchen, a double bedroom and a family bathroom as well as secure entry. It represents the ideal opportunity for a First Time Buyer be it either a single person or a couple.

The property is decorated with a very modern feel.

Wastdale Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Here is what the owner said about the property and why she bought it:

The flat always felt wonderfully light, quiet and cosy, and was particularly bright on sunny days, creating a very comfortable and welcoming home. It was a perfect first home. One of the things I loved most about living here was the neighbourhood. The neighbours are lovely, and there is a genuine sense of community which makes the area feel especially welcoming. There are also plenty of excellent local amenities nearby, including a great selection of independent shops and cafés. The flat is ideally positioned within easy walking distance of Forest Hill and Honor Oak Park, while Brockley is just a short trip away. Several beautiful green spaces are also within easy walking distance, offering lovely places to relax as well as great running routes. As my first home, the flat has always held a special place for me — it truly felt like home from the moment I moved in.

## TRANSPORT

Several train stations are located in proximity of the property and offer some of the following travel times to central London stations. These stations include Forest Hill, Honor Oak and Crofton Park as well as Catford.

Canada Water in approximately 15 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 South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

## 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).

Local popular cafes for lighter dining and coffee include: Grounds & Grapes, St Davids, Canvas & Cream which also hosts events and art studios

The award-winning traditional pub Blythe Hill Tavern 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 was refurbished recently 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, Beckenham, 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), a handy chemist and a post office on the south circular.

## 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

## 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. You may look up details about Blythe Hill Fields on their website.

Hunters estate agents Forest Hill have sold several houses and flats near Wastdale Road, SE23 over the last 10 years. The stats from a sale include:

- Offers received for 103% of the guide price
- 5 viewings
- 5 offers received (100% of offers were received compared to viewings!)
- Offers received in 14 days of going to market
- Offer accepted on the 23rd day of going to market

Hunters also let and manage properties close to Wastdale Road, SE23

Verified Material Information

Council Tax band: B

Tenure: Share of Freehold

Lease length: 110 years remaining (125 years from 2011)

Property type: Flat

Property construction: The extension at the back has a flat roof but the rest is standard

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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