

# HUNTERS®

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**Sunderland Road, London, SE23 2PS**

**Asking Price £300,000**

**Property Images**



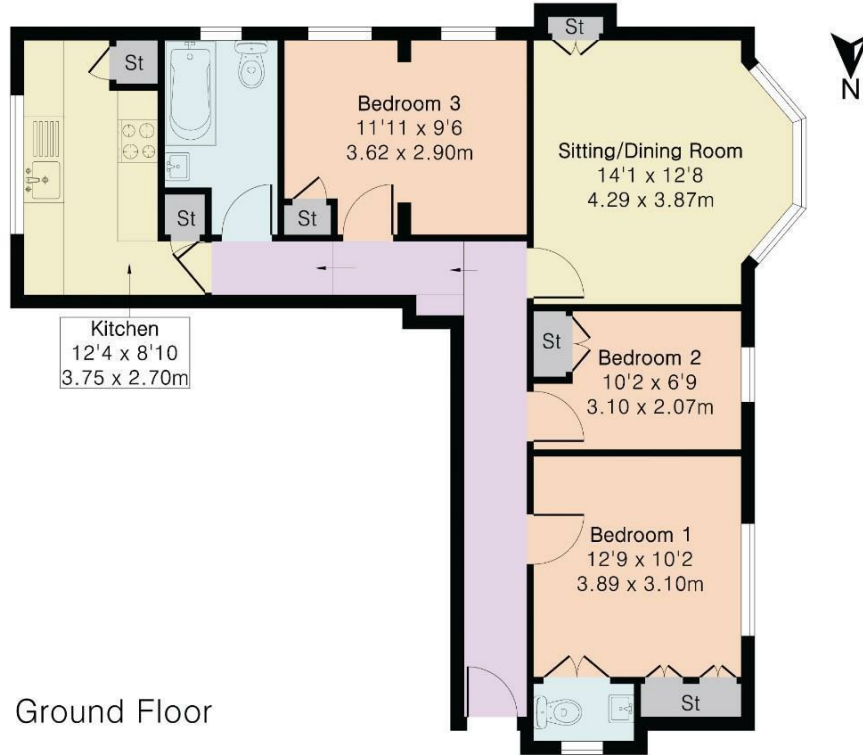
# HUNTERS<sup>®</sup>

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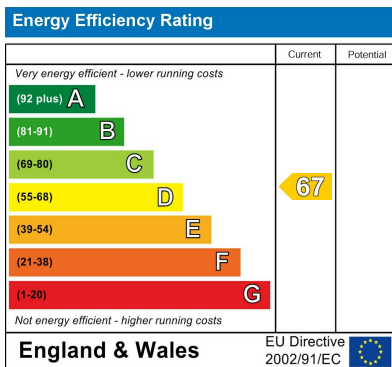
## Property Images



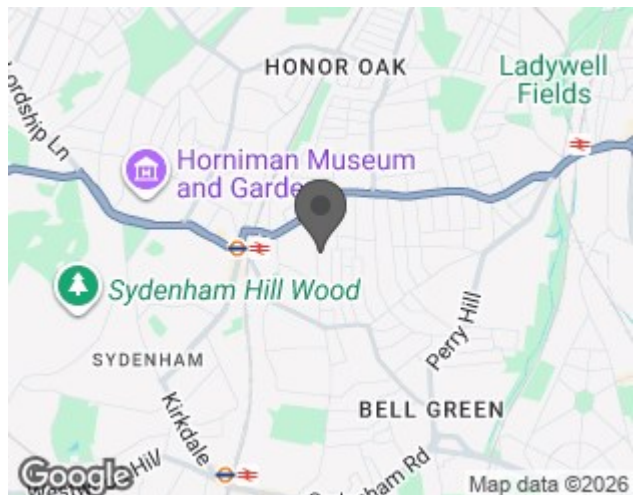
Approximate Gross Internal Area 748 sq ft - 69 sq m



## EPC



## Map



## Details

Type: Apartment - Conversion Beds: 3 Bathrooms: 1 Receptions: 1  
 Tenure: Leasehold

## Features

• Asking Price £300,000 • Situated within a Period Conversion • High Ceilings and Sash Windows • Three Bedrooms • One Reception Room • Family Bathroom • Separate Kitchen • Communal Gardens and Parking • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

Flat 1, 77 Sunderland Road, London, SE23 2PS

We are acting in the sale of the above property and have received an offer of £285,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

EPC D

COUNCIL TAX BAND B

LEASEHOLD

Asking Price £300,000

A three-bedroom apartment situated on the desirable Sunderland Road, Forest Hill.

This Period conversion property is offered in need of re-furbishment. With high-ceilings and sash windows it offers approximately 748sqft of living space. The property benefits from two double bedrooms, one single bedroom, one reception/dining room, a family bathroom and a separate kitchen. There is also access to communal gardens. This is an ideal opportunity for someone looking to put their own stamp on a property and create a beautiful family home or even an investor. The property also comes with communal parking.

The property is situated in proximity of Forest Hill station offering easy access to London Victoria, London Bridge and Canary Wharf. Additionally, the property is well-served by local bus routes.

Despite being on a quiet and secluded road the South Circular nearby offers comfortable travel opportunities by car to surrounding areas.

Residents of Forest Hill are able to enjoy an array of coffee shops, boutique restaurants and bars nearby. Locally there is the Horniman Museum and its wonderful gardens offering an opportunity for family days out in an area of nature and beauty. There are a range of excellent schools with very close proximity for families with children.

Alongside all the great features of the flat, the location, is very sought after for a number reasons:

Sunderland Road 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. The four schools are as follows however please note that there are several other highly rated schools locally too:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmorie - Public, mixed, primary, rated Ofsted "Good".

Dalmain - Public, mixed, primary, rated Ofsted "Good".

Located approximately 0.4 miles from Forest Hill station which offers services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 17 minutes.

Canary Wharf in approximately in 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from approximately 0.1 miles away on the south circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

#### Access to amenities:

As well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions, and craft days.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

#### Recreation:

Off the high street in the town centre, you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools is known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

