HUNTERS®

HERE TO GET *you* THERE

**Cator Street, London, SE15 5GJ**

**Guide Price £600,000 to £650,000**

**Property Images**

HUNTERS®

HERE TO GET *you* THERE

## Property Images

HUNTERS®

HERE TO GET *you* THERE

## Property Images

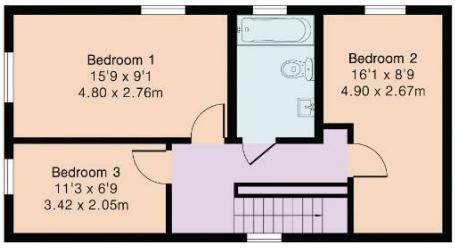
HUNTERS®

HERE TO GET *you* THERE

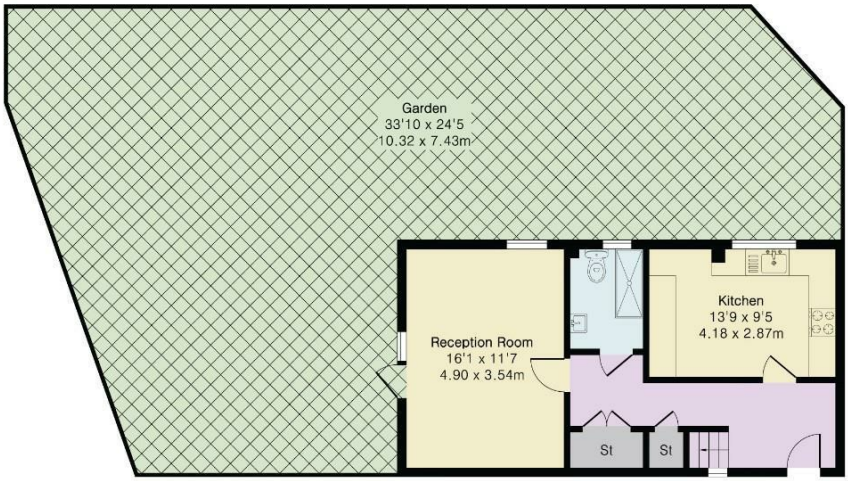
**Approximate Gross Internal Area 1014 sq ft - 94 sq m**

Ground Floor Area 507 sq ft – 47 sq m

First Floor Area 507 sq ft – 47 sq m

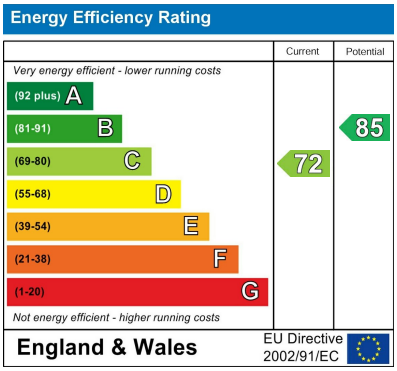



First Floor




Ground Floor

## EPC




## Map

## Details

Type: House - End Terrace  Beds: 3  Bathrooms: 2  Receptions: 1

Tenure: Freehold

GUIDE PRICE £600,000 to £650,000

FREEHOLD

CHAIN-FREE

New to the market is this well-proportioned 3-bedroom home on a sought-after road in heart of Peckham.

This property offers approximately 1,014 sqft of living space. The downstairs is comprised of a front garden leading to a substantial entrance hallway. In front of you is a well-sized kitchen, family bathroom, storage units and most importantly a reception room leading to the largest garden in the development which offer approximately 70sqm of space.

The second floor benefits from two double bedrooms, one single bedroom and a family bathroom. Cator Street 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.

**Features**

• GUIDE PRICE £600,000 TO £650,000 • FREEHOLD • END-OF-TERRACE • OVER 1,000 SQFT • SUBSTANTIAL GARDEN • THREE BEDROOMS • TWO BATHROOMS • SEPARATE KITCHEN AND LIVING ROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

GUIDE PRICE £600,000 to £650,000

FREEHOLD

CHAIN-FREE

New to the market is this well-proportioned 3-bedroom home on a sought-after road in heart of Peckham.

This property offers approximately 1,014 sqft of living space. The downstairs is comprised of a front garden leading to a substantial entrance hallway. In front of you is a well-sized kitchen, family bathroom, storage units and most importantly a reception room leading to the largest garden in the development which offer approximately 70sqm of space.

The second floor benefits from two double bedrooms, one single bedroom and a family bathroom. Cator Street 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.

TRANSPORT LINKS:

Peckham Rye train station is in proximity of the property and offers some of the following travel times:

London Bridge in approximately 14 minutes

Victoria in approximately 15 minutes

St Pancras in approximately 25 minutes

You may also travel to Clapham Junction, Canada Water, Shoreditch, Hoxton, Dalston Junction and Highbury & Islington from this station.

Local Bus Routes Include:

The 12, 36, 436, 63, 363, 171, 343 and 381 which offer easy access to locations such as Elephant & Castle, Westminster, Oxford Circus, Camberwell, The Oval, Kings Cross, London Bridge and Canada Water.

SHOPS, RESTAURANTS AND AMENITIES

Peckham High Street is a bustling South London hub providing instant access to a range of shops, restaurants and amenities including some of the following as just a taster:
Restaurants include Tigella, Beyroot Grill Peckham, Persepolis and Guacamoles.
Shops and amenities include The Aylesham Centre, Rye Lane Market and The Peckham Supermarket and Bakery.
There are various other options available locally at your disposal.

SCHOOLS

John Donne Primary School

Overall effectiveness of the school is rated as Good, the quality of education is rated as Good, Behaviour and attitudes of students are rated as Good, personal development of students is rated as Good and leadership and management of the school are rated as Good.

The St Thomas the Apostle College

High levels of attendance and positive attitudes to learning, strong focus on high expectations for all pupils, exceptional outcomes and progress for all pupils, including disadvantaged and those with special educational needs, ambitious and inclusive curriculum and strong subject knowledge among teachers.

Harris Primary Academy Peckham Park

Pupils enjoy learning and exhibit values of respect, responsibility, and resilience, strong achievements and ambitious curriculum for all pupils, including those with special educational needs, clear routines and supportive behavior inside and outside of lessons, broad and inspiring curriculum, along with a calm and nurturing environment and effective support for pupils with SEND, including tailored adaptations and small-group sessions.

PARKS AND GREEN SPACES

Peckham Rye Park and Common - A large Victorian park featuring formal gardens, a lake, a cafe, and a recently refurbished adventure playground, roughly an 18-minute walk away.

More locally you have Goldsmith Nature Garden, Kirkwood Nature Reserve, Brimminton Park and Warwick Gardens.

LOCAL SELLING STATS

Hunters Estate Agents Forest Hill have sold several houses and flats in proximity to Cator Street over the last 10

years. A recent local sale achieved:

Offers received at 98.18% of the guide price
24 viewings held
11 offers received - a 20% viewing-to-offer conversion
First offer received within 5 days of coming to market
Offer accepted on day 5 of going to market

Hunters also let and manage properties in the immediate area around Cator Street, SE15.

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: C

The building
End-terrace house, standard construction
Accessibility adaptations: Level access shower

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Communal
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
Title register restrictions (TGL248063):
- The owner cannot sell or transfer the property without getting written permission from the solicitor for the London Borough of Southwark.
- There are 'restrictive covenants' contained in a 2004 document. These are binding promises not to do certain things with the property, such as using it for certain types of business or making specific changes without permission.
No environmental risks recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.