

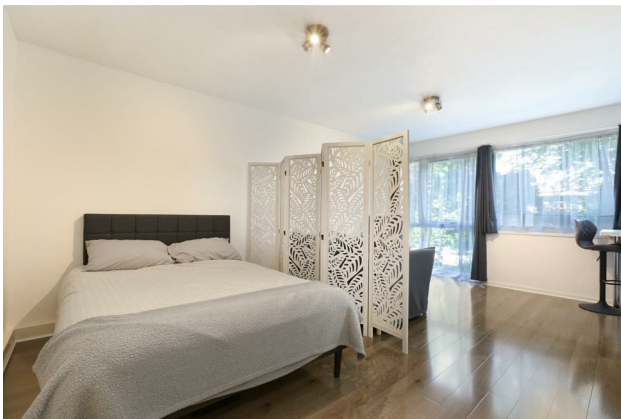
HUNTERS®

HERE TO GET *you* THERE

Reid House, Bampton Road, London, SE23 2BJ

Guide Price £200,000 to £225,000

Property Images



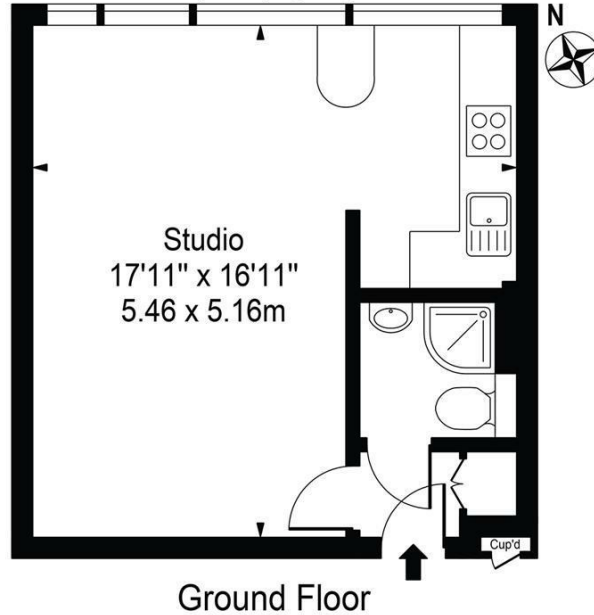
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Reid House,
Bampton Road, SE23 2BJ
Approx. Gross Internal Area 305 Sq Ft - 28.34 Sq M
(Excluding Cupboard)



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 02016.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		56	
(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: Studio Beds: 1 Bathrooms: 1 Receptions: 0 Tenure: Leasehold

GUIDE PRICE £200,000 TO £225,000

CHAIN-FREE

SHARE OF FREEHOLD

A well-presented studio in the heart of Forest Hill spanning approximately 305 sqft. The property offers a well-sized bedroom/reception room leading to a semi-open kitchen and also a separate bathroom. The property also offers views of the communal gardens and benefits from natural light.

Bampton Road is in local proximity to shops, restaurants, amenities, great transport links as well as parks and greens spaces.

Features

• GUIDE PRICE £200,000 TO £225,000 • CHAIN-FREE • SHARE OF FREEHOLD • IDEAL LOCATION • APPROXIMATELY 305 SQFT • RECENTLY REFURBISHED • STUDIO APARTMENT • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

GUIDE PRICE £200,000 TO £225,000

CHAIN-FREE

SHARE OF FREEHOLD

A well-presented studio in the heart of Forest Hill spanning approximately 305 sqft. The property offers a well-sized bedroom/reception room leading to a semi-open kitchen and also a separate bathroom. The property also offers views of the communal gardens and benefits from natural light.

THE LOCATION:

Located approximately 0.6 miles to Forest Hill station and Sydenham station in the opposite direction, the property is well located for amenities and transport links.

Forest Hill features several small independent high street conveniences including an award-winning butcher, some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern, gastro and family friendly pubs.

The Sylvan Post, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions and craft days.

However, if you require the convenience of a large well known supermarket and other known high street names, you will find Sainsbury's, Boots and WH Smith along the high street too.

SCHOOLS ARE A BIG ATTRACTION IN FOREST HILL:

The property is in proximity of several local schools which have been in Ofsted's top 10%. In our experience, it's unusual to find a property that is located to this many highly-rated schools. Four of those schools are as follows;

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 "Outstanding".

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

LOCAL TRANSPORT:

Approximately 0.6 miles away in opposing directions, Forest Hill and Sydenham stations offer services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 15 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 along Mayow Road and on the South Circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

LOCAL RECREATION:

Mayow Park, located along Mayow Road (itself is a very popular green space) located in proximity to the property. It's well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill 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.

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 get to know each other better and enjoy the community spirit.

Please contact Hunters on 0203 0034089 to obtain more information and book a viewing.

Hunters Estate Agents in Forest Hill have sold several houses and flats in close proximity to Bampton Road SE23 over the last 10 years. The stats from the sale include:

- Offers received for 102% of the guide price
- 17 Viewings
- 10 Offers
- Offers received in 11 days of going to market
- Offer accepted within the first month of going to market

- Hunters also let and manage properties in proximity of Bampton Road

Hunters also let and manage many properties close to Bampton Road, SE23.

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 943 years remaining (999 years from 1970)

Service charge: £1,800/year

Council tax band: A

EPC rating: D

The building

Other flat, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: Level access

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing

Broadband: None

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 (TGL547067):

- The property must only be used as a private home; no trade, business, or manufacturing is allowed to be carried out there.
 - The owner is not permitted to display any advertisements, placards, or bills on the property.
 - The owner must not do anything that causes a nuisance, annoyance, or damage to the neighbors or the surrounding area.
 - The lease contains rules regarding 'alienation,' which means there are specific requirements or permissions needed if the owner wants to sell, sub-let, or share possession of the flat.
 - If the road (Bampton Road) is not maintained by the local council, the owner is responsible for keeping the half of the road and pavement directly in front of the property in good repair.
 - Historical rules state that any house built on the land or converted into flats must not be used for more than two separate homes.
 - There are old rules setting a minimum cost for any houses built on the land to ensure they meet a certain standard.
- 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.

