

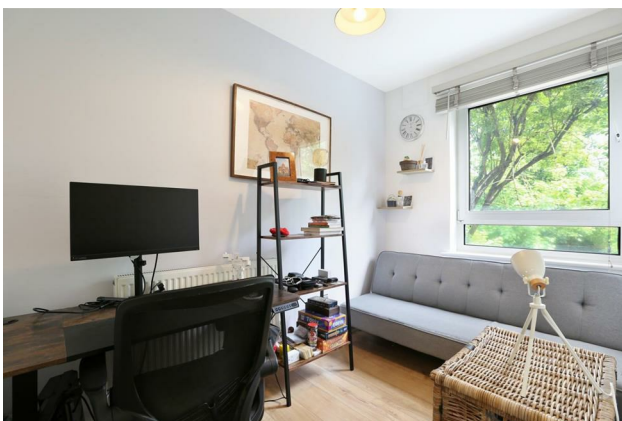
# HUNTERS®

HERE TO GET *you* THERE

Wynell Road, London, SE23 2LN

£350,000 to £375,000

Property Images



# HUNTERS<sup>®</sup>

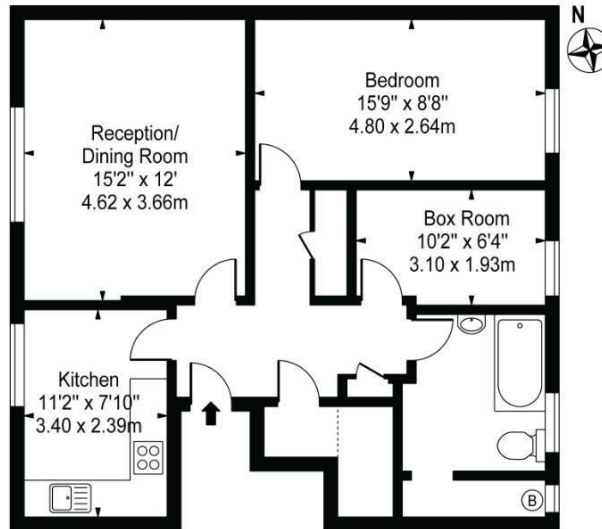
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## Property Images



## Wynell Road, SE23 2LN

Approx. Gross Internal Area 718 Sq Ft - 66.70 Sq M



Raised 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	78
(55-68) <b>D</b>			
(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 Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £350,000 to £375,000

Hunters are pleased to offer this two bedroom (please check the dimensions) apartment situated on the ever popular Wynell Road, Forest Hill.

The property spans approximately 718sqft and offers an abundance of natural light. Comprised of a reception room measuring approx 180sqft, one double bedroom, one box room, a separate kitchen, a family bathroom and a communal garden the property is perfect for a First Time Buyer or young family looking for a new home.

Early viewing recommended.

### **Features**

- GUIDE PRICE £350,000 TO £375,000 • PERIOD CONVERSION • RAISED GROUND FLOOR • APPROX 781SQFT • RECEPTION ROOM MEASURING APPROX 180SQFT • TWO BEDROOMS (CHECK DIMENSIONS) • SEPARATE KITCHEN AND FAMILY BATHROOM • SHARED GARDEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport, Schools, Parks and Green Spaces

EPC C

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £350,000 to £375,000

Now available is this well-proportioned two-bedroom apartment set on the popular Wynell Road in Forest Hill.

The property spans approximately 718 sqft of living space. As you enter you find a well-sized entrance corridor with the separate kitchen immediately situated to the left, the reception room measuring around 180sqft in front of you, a well-sized master double bedroom, another single bedroom (please check the dimensions) and a family bathroom. The property is also benefits from its own section of communal garden.

The property also benefits from double glazing, lots of natural light in all rooms, wooden flooring throughout and on-street parking.

In proximity of Wynell Road there is a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

Here is what the owner had to say about the property:

The location has been a standout feature for us; being perfectly tucked between Forest Hill and Sydenham means we're never more than a short stroll away from a fantastic mix of independent bars, restaurants, and local entertainment, and then there are the big shops at Bell Green for weekly shopping. Mayow Park is only five minutes away and I take a stroll there almost every day to unwind. It's a hidden gem.

Renovations & Upgrades: Everything in the flat was brand new when I purchased it: the entire kitchen, bathroom, the boiler, all walls were re-plastered and painted, all flooring was new. I haven't had to change anything and it's still in great condition throughout.

## 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

## TRANSPORT

Train stations are located approximately 0.5 to 1 miles from the property and offer some of the following travel times to central London stations:

Canada Water in approximately 12 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 Perry Vale (2 mins walk according to Google) including the 75, 356 and 124.

## SHOPPING, SOCIAL LIFE AND CONVENIENCES

In the immediate vicinity you have the ever popular Forest Café & Bistro and the local shops.

Towards Honor Oak 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).

The award-winning traditional pub Blythe Hill Tavern (approx. 1 mile away) 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 (approximately 1 mile way) was refurbished and is a popular gastropub with a beer garden out the back.

Local high streets include Honor Oak, Forest Hill, Sydenham 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, 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), with a handy chemist located next door and a post office on the south circular.

## 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.

Please contact Hunters to arrange your viewing.

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

- Offers received for 102.67% of the guide price
- 36 viewings
- 12 offers received (33.3% of offers were received compared to viewings!)
- Offers received in 6 days of going to market
- Offer accepted on the 7th day of going to market

Hunters let and manage properties close to Wynell Road, SE23

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 119 years remaining (125 years from 2020)

Ground rent: £250 pa

Service charge: £259 per month

Lease restrictions: Standard residential restrictions apply (noise, alterations), subject to the terms of the lease

Property type: Flat

Property construction: Flat roof

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, 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.