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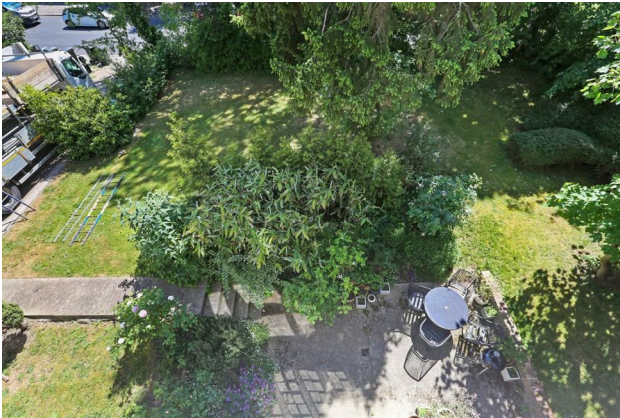
Honor Oak Road, London

Guide Price £450,000 to £500,000

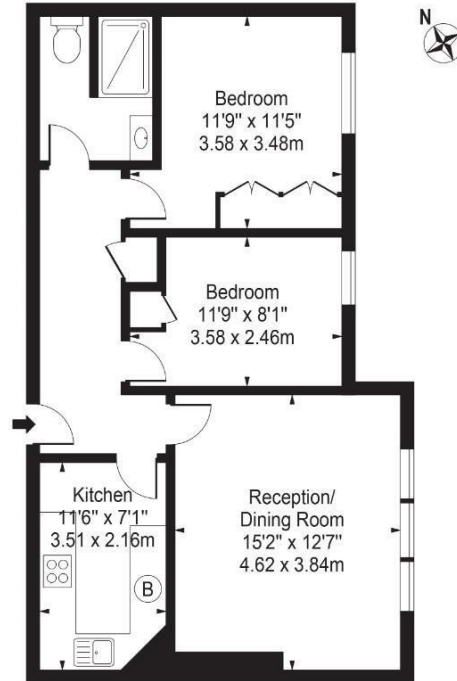
Property Images



Property Images



Honor Oak Road, SE23 3RR
Approx. Gross Internal Area 646 Sq Ft - 60.02 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

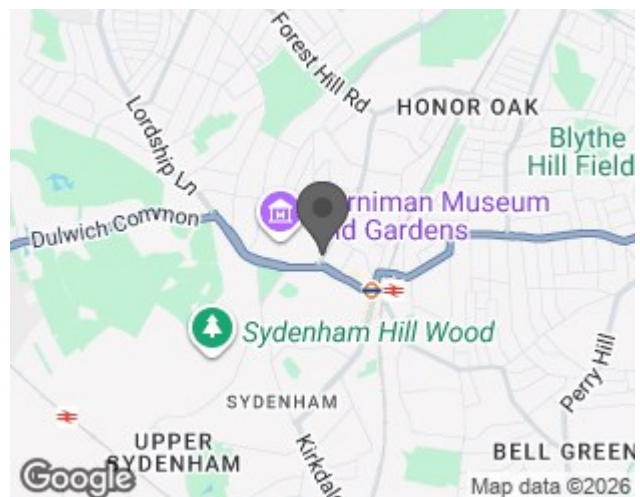
www.interdesignphotography.com

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
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(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: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

GUIDE PRICE £450,000 TO £475,000

SHARE OF FREEHOLD - Two double bedroom period apartment situated on the second floor of a grand, detached period building. Offering over 640 square feet, feature arched windows, feature fire place and other period features, parking, communal gardens, located approximately 0.3 miles to Forest Hill station.

• GUIDE PRICE £450,000 TO £475,000 • SHARE OF FREEHOLD • Feature arched windows in lounge • Two double bedrooms • Charming period building • Chain free • Over 640 square feet • Feature fire place, window boxing and other period features • In proximity of shops, restaurants and amenities • In proximity of schools, parks and green spaces

Description

GUIDE PRICE £450,000 TO £475,000

SHARE OF THE FREEHOLD

Council Tax Band C (Lewisham)

Located in a grand, detached, period building set back from the road, the apartment is situated on the second floor (accessed by a single flight of stairs) with windows facing south east and south west.

The lounge is a particular highlight, featuring an impressive arched window with three tall sections that create an unusually large opening and flood the room with natural light on sunny days. Together with the fireplace and retained period detailing, it gives the space real character.

Both bedrooms are comfortable doubles, with the second offering a smaller double layout. Each room retains attractive period features, including sash windows with original-style boxing, coving, and other character details.

Located approximately 0.3 miles from Forest Hill train station, some of the following travel times are on offer:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

The town centre is approximately 0.1 miles from the property and, 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 restaurants to name but a few of its amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host music events, exhibitions and craft days, and have brought to Forest Hill a cool and trendy vibe.

LOCAL 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. Backing directly onto the Horniman Museum and Gardens, the flat enjoys easy access to one of the area's most popular green spaces and cultural attractions. It is recognised as a 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, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located in the 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.

SCHOOLS

The property is in proximity to four schools, which were 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

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Honor Oak Road in SE23 over the last 10 years. The stats from a sale include:

- Offers received for 10.52% above the bottom of the guide price
- 1 viewing
- 2 offers received
- Offers received in 3 days of going to market
- Offer accepted on the 16th day of going to market

Hunters also let and manage properties in proximity to Honor Oak Road SE23

Verified Material Information

Costs & tenure

Tenure: Share of Freehold

Lease length: 976 years remaining (999 years from 2003)

Service charge: £1,000/year

Council tax band: C

EPC rating: C

The building
Detached building, period conversion flat, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

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 great, Three good, EE good
Parking: Off Street Parking, Rear of Property

Risks & restrictions
Not a listed building
In Forest Hill Conservation Area
Tree preservation order present
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.