

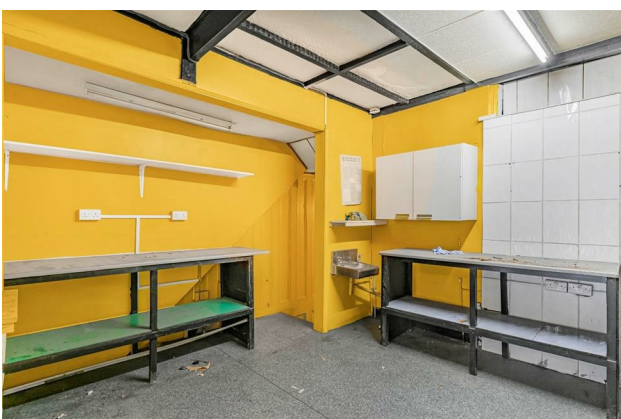
# HUNTERS®

HERE TO GET *you* THERE

**Sunderland Road, London, SE23 2PR**

**Guide Price £250,000 to £300,000**

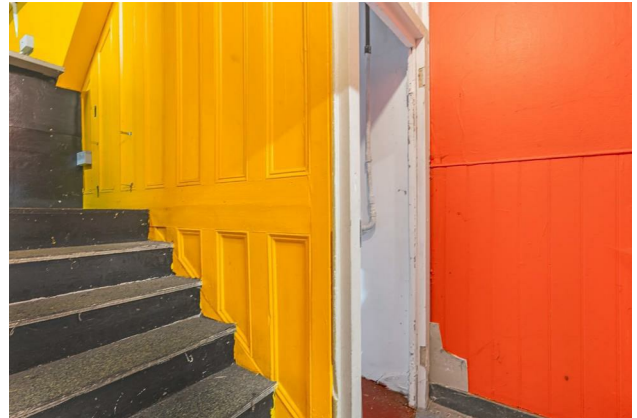
**Property Images**



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## Property Images



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**Approximate Gross Internal Area 1054 sq ft - 98 sq m**

Basement Area 455 sq ft – 42 sq m

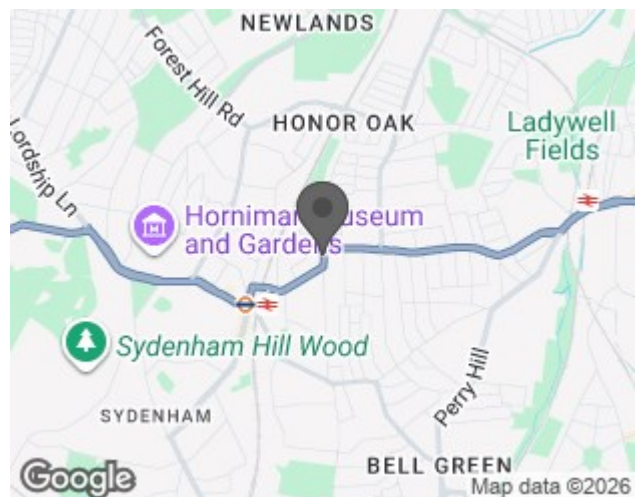
Ground Floor Area 599 sq ft – 56 sq m 



## 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>			
(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

Guide Price £225,000 to £250,000

Chain-Free and set on the ground-floor is this commercial unit that has the ability to be converted into a residential property within moments of Forest Hill Station. Spanning approximately 1,054 sqft and benefitting from its own private garden the property has the potential to be kept as a commercial property or converted into a residential dwelling. It is important to note that the three properties along the parade next to it were originally commercial and have all been converted to residential.

The property also comes with the Freehold Title for the block which is included as a separate Title Number for the part of the block which has three leasehold properties contained above.

## Features

• CHAIN-FREE • Guide Price £225,000 to £250,000 • Development Opportunity • Over 1,000sqft • Private Garden • Basement • Ideal Location • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

EPC: TBC

Guide Price £225,000 to £250,000

FREEHOLD

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Sunderland Road is situated in the heart of Forest Hill with a plethora of shops, restaurants and amenities on its doorstep.

The property is located approximately 0.2 miles from the main hub of Forest Hill which offers many cafés, restaurants and recreational facilities. Forest Hill station provides transport via the East London Line with links to many London Stations including London Bridge in Approximately 15 minutes and Canary Wharf in 15 minutes.

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 Horniman Museum and Gardens with regular events such as a farmer's market, live music and

seasonal festivals to name a few.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894.  
<https://www.thewoodhousedulwich.co.uk/>

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

You can read more about the golf club here:

<http://www.dulwichgolf.co.uk/>

Beckenham Place Park is another highly acclaimed local green space that's offers London's first purpose-built swimming lake, nature trails and events at the mansion house:

<https://beckenhamplacepark.com/>

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. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

## SHOPPING, SOCIAL LIFE AND CONVENIENCES

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).

Local popular cafes for lighter dining and coffee include: Grounds & Grapes, St Davids, Canvas & Cream which also hosts events and art studios

The award-winning traditional pub Blythe Hill Tavern 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 was refurbished recently and is a popular gastropub with a beer garden out the back. Local high streets include Honor Oak, Forest Hill 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, Beckenham, 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), a handy chemist and a post office on the south circular.

## TRANSPORT

Several train stations are located in proximity of the property and offer some of the following travel times to



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central London stations. These stations include Forest Hill, Honor Oak and Crofton Park as well as Catford.

Canada Water in approximately 15 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 the South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

## 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:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary

Kilmorie - State, mixed, primary

Dalmain - State, mixed, primary

Fairlawn - State, mixed, primary

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

Material Information

What year was the property built? Possibly Circa 1880's

What is the construction of the property? Yellow stock brickwork with mouldings & rendered parapets with render to window surrounds.

What type of roofing does your property have? Slated London roof type with central valley gutter.

Are there any issues with the property? We are not aware of any issues with the property.

Is your property in a flood risk area, or had any flooding in the last 5 years? We are not aware that the property is in a flood risk area or have had any flooding in the last 5 years.

Does the property have flood defences? We are not aware that the property has a flood defence.

Are there any planning permissions or proposals for developments that will affect your property? We are not aware that there is any planning permission or any proposals for developments that will affect the property.

We are not aware that the property is on a coal field or mining area.

Is your property in a conservation area? We do not believe the property is within a conservation area.

Do any public rights of way affect your property or its grounds? We are not aware of any public rights of way which affects the property or its grounds.

Has the property had adaptations for accessibility? We are not aware of any adaptations made for accessibility to the property.

Are there any restrictions associated with the property? We are not aware of any restrictions associated with the property.

Does the property have required access (easements, servitudes or wayleaves)? The property in question has its own access, with a rear garden.

How is broadband internet provided to the property? We are not aware of any broadband Internet availability to the property.

How would you best describe the level of mobile signal? Good, poor? We are not aware of the level of the mobile signal availability to the property.



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What are the sewerage arrangements at the property? We are not familiar of the sewerage arrangements to the property.

Is there an air conditioning unit fitted? We are not aware of any air conditioning system provided to the property.

What are the electricity sources being provided to the property? We are not aware of the electricity provider to the property.

What are the water sources being supplied to the property? We are not aware of the water supplier to the property.

Is your water supply metered? We are not aware if there is a water meter to the property.