

HUNTERS®

HERE TO GET *you* THERE

Spalding House, London, SE4 2HT

Guide Price £250,000 to £300,000

Property Images



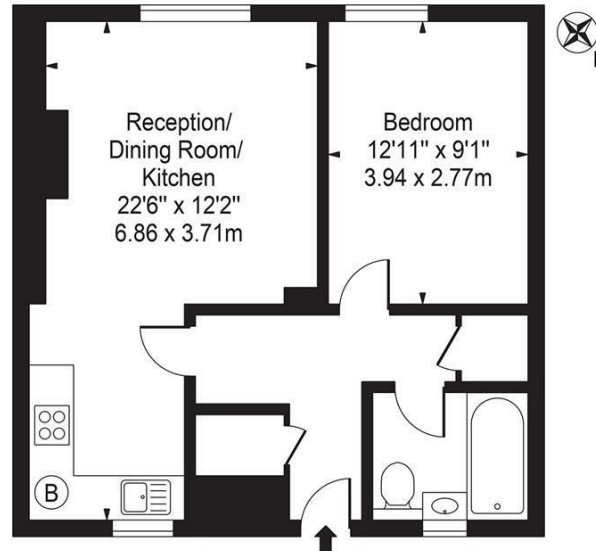
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Spalding House,
Turnham Road, SE4 2HT
Approx. Gross Internal Area 497 Sq Ft - 46.17 Sq M



Third 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			
(81-91) B			
(69-80) C		72	76
(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 - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

Guide Price £250,000 to £275,000

Set within this residential road close to Brockley and Crofton Park stations and spanning approximately 500 sqft is this one-bedroom apartment set within this quiet residential development. Set on the third-floor (top-floor), as you enter the property there is an open-plan living room. The kitchen is to the left and to the right you have a family bathroom and a double bedroom. The property offers panoramic views over the communal gardens and South-East London. The property is perfect for a First-Time Buyer/Buyers and is offered Chain-Free. Early Viewing Recommended.

Features

• CHAIN-FREE • GUIDE PRICE £250,000 to £275,000 • IDEAL LOCATION • ONE-BEDROOM APARTMENT • TOP-FLOOR • PANORAMIC VIEWS • OPEN-PLAN LIVING ROOM/KITCHEN • FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport, Schools, Parks and Green Spaces

EPC C

COUNCIL TAX BAND A

LEASEHOLD

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Spalding House is a purpose-built development set on quiet residential road in the heart of Brockley.

There is a plethora of shops, restaurants and amenities locally:

Local restaurants include The Naughty Neighbour, The Little Punjab, Good as Gold, Tai Brockley and Nus Nus Coffee.

Brockley benefits from a range of independent boutique shops such as Jones of Brockley, Magi Gifts Ltd, Gently Elephant and Paraphernalia.

There is also a huge amount of convenience stores and a few supermarkets including Sainsbury's and Co-Op locally.

In terms of travel Brockley Station offer direct access into Central London in the following timeframes:

London Bridge - approximately 11 minutes
Canary Wharf - approximately 28 minutes
Victoria - approximately 30 minutes
London St Pancras - approximately 34 minutes
London Cannon Street - approximately 32 minutes
London Charing Cross - approximately 30 minutes

There are also numerous bus services which allow access to London and surrounding areas.

Below are some of the well known schools in the vicinity of the property:

Turnham Academy Prendergast Ladywell School - Behaviour and attitudes - Good, Early years provision - Good, Leadership and management - Good, Personal development - Good, The quality of education - Good
Prendergast Ladywell School - Behaviour and attitudes - Outstanding, Leadership and management - Outstanding, Personal development - Outstanding, Sixth form provision - Outstanding, The quality of education - Outstanding
Gordonbrock Primary School - 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
Haberdashers' Hatcham College - Behaviour and attitudes - Outstanding, Early years provision - Outstanding, Leadership and management - Outstanding, Personal development - Outstanding, The quality of education - Outstanding

These results are correct as of 04/03/2026 via the locating schools website.

Parks and Open Spaces:

Honor Oak Recreation Ground
Hilly Fields
Peckham Rye Park & Common

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 91 years remaining (125 years from 1992)

Ground rent: £10 pa

Service charge: £1944 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom

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: None

Broadband: FTTP (Fibre to the Premises)

Parking: Communal

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: Lift access

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.