

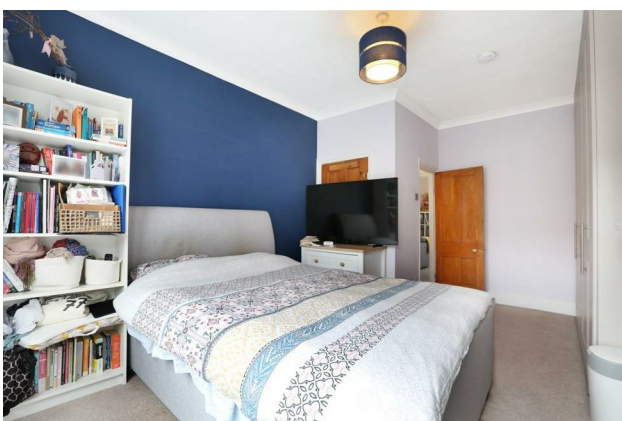
HUNTERS®

HERE TO GET *you* THERE

Montem Road, London, SE23 1SJ

Guide Price of £500,000 to £550,000

Property Images



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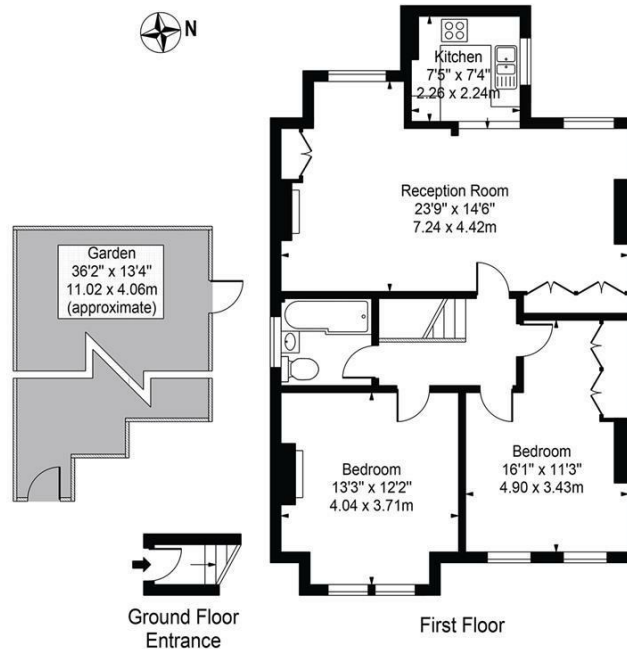
Property Images



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Montem Road, SE23 1SJ
Approx. Gross Internal Area 813 Sq Ft - 75.53 Sq M

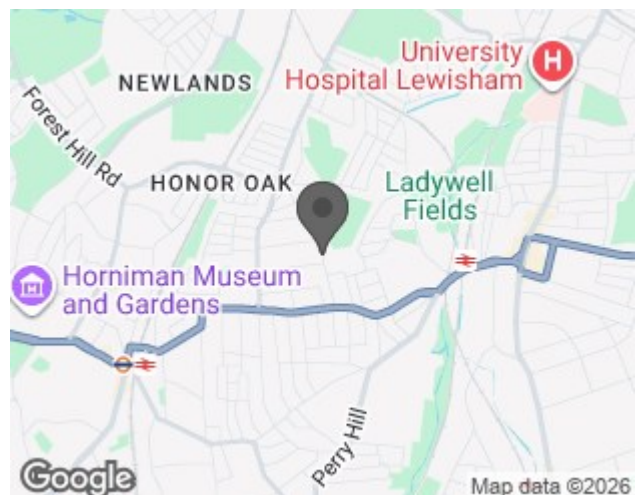


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

GUIDE PRICE £500,000 TO £550,000

SHARE OF FREEHOLD

A two-bedroom apartment within this Period Conversion on a very sought after road in the heart of Honor Oak Park.

The property spans approximately 813 sqft and is comprised of two double bedrooms, a larger than average reception/living room, a separate kitchen, a family bathroom and its own Private Garden.

The property is perfect for a First Time Buyer or young family looking for a home on a great residential road in an area benefitting from immediate access to shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

Features

• GUIDE PRICE £500,000 TO £550,000 • SHARE OF FREEHOLD • APARTMENT WITHIN A PERIOD CONVERSION • PRIVATE GARDEN • RECEPTION ROOM OFFERING 340SQFT OF LIVING SPACE • PROPERTY SPANS APPROXIMATELY 813 SQFT • SEPARATE KITCHEN AND FAMILY BATHROOM • TWO BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

SHARE OF FREEHOLD

Guide Price £500,000 - £550,000

Set on the first-floor of this Period Property in Honor Oak Park is this two-bedroom apartment spanning approximately 813 sqft and benefitting from its own Private Garden. The reception room offers around 340sqft of living space and has a separate kitchen. The property also offers two double bedrooms, a family bathroom and has its own private garden. It represents the ideal opportunity for a First Time Buyer be it either a single person or a couple. The property is also offered with a Share of the Freehold.

The property is decorated with a very modern feel.

Montem Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Here is what the owner said about the property:

The property has a spacious social area and big windows that make it very luminous. Excellent neighbourhood, great relationship with neighbours. Good storage (attic).

From our side we have replaced windows, new roof, external fences, and main room fitted wardrobe.

TRANSPORT

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

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'Oculito (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.

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

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

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

- Offers received for 103% of the guide price
- 5 viewings
- 5 offers received (100% of offers were received compared to viewings!)
- Offers received in 14 days of going to market
- Offer accepted on the 23rd day of going to market

Hunters also let and manage properties close to Montem Road, SE23

Verified Material Information

Council Tax band: C

Tenure: Share of Freehold

Lease length: 987 years remaining (999 years from 2014)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 bedrooms, 1 bathroom, 1 receptions

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 and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

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.