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Belle Vue Court, Devonshire Road, London, SE23 3SY

Asking Price £340,000

Property Images

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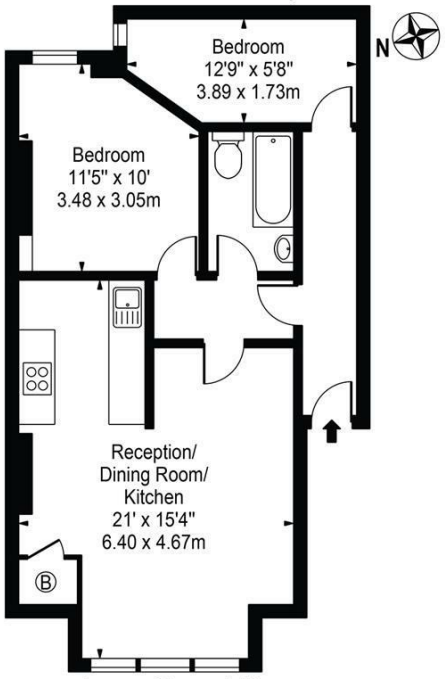
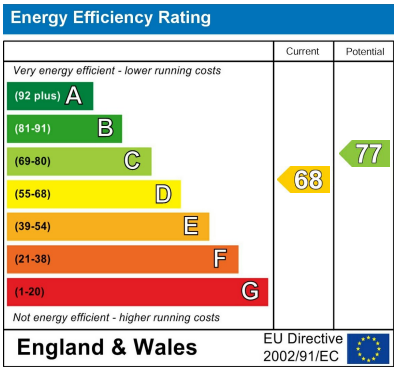
Belle Vue Court,
Devonshire Road, SE23 3SX
Approx. Gross Internal Area 584 Sq Ft - 54.26 Sq M



Lower 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



Map

Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Share of Freehold

ASKING PRICE £340,000

CHAIN-FREE

SHARE OF FREEHOLD

New to the market is this two-bedroom apartment within a period conversion on the sought-after Devonshire Road in Forest Hill. The property consists of two-bedrooms, a well-sized open-plan reception/kitchen, a family bathroom and offers approximately 584sqft.

The additional main benefits of the development include secure entry, substantial communal gardens and on-street parking.

Features

• ASKING PRICE £340,000 • CHAIN-FREE • SHARE OF FREEHOLD • PERIOD DEVELOPMENT • TWO-BEDROOMS • OPEN-PLAN RECEPTION/KITCHEN • SUBSTANTIAL COMMUNAL GARDENS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

ASKING PRICE £340,000

CHAIN-FREE

SHARE OF FREEHOLD

New to the market is this two-bedroom apartment within a period conversion on the sought-after Devonshire Road in Forest Hill.

The building itself has kerb appeal. The property is on the Lower Ground-Floor and offers approximately 584 sfqt of living space. It also retains original features such as wooden flooring, large windows and high ceilings. The building benefits from secure entry. As you enter there is a hallway and on the left is an open-plan reception which offers a well-sized 323sqft of living space. Comprised of one double-bedroom, a single bedroom, the open plan living room/kitchen mentioned above and a family bathroom the property is perfect for a First-Time Buyer or even a small family.

The additional main benefits of the development include secure entry, substantial communal gardens and on-street parking.

Belle Vue Court, Devonshire 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.

Located approximately 0.4 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 Devonshire 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 of Devonshire Road, SE23.

Verified Material Information

Costs and tenure
Tenure: Share of Freehold
Council tax band: B
EPC rating: D

The building
Mid-terrace 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 great, Vodafone great, Three great, EE great
No parking arrangements available
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
In In the Forest Hill conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order
Non-coal mining area: yes

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