

# HUNTERS®

HERE TO GET *you* THERE

**Greystead Road, London, SE23 3SD**

**Guide Price £375,000**

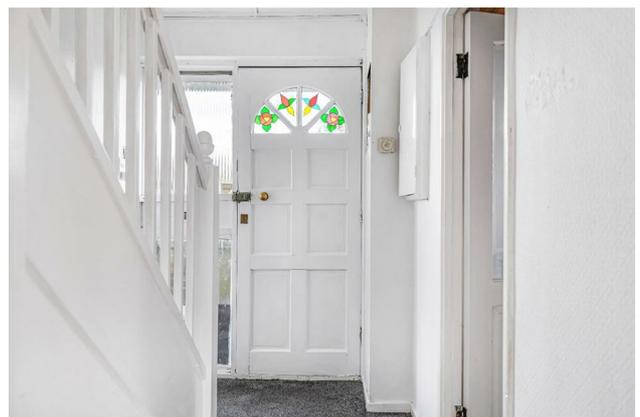
**Property Images**



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## Property Images



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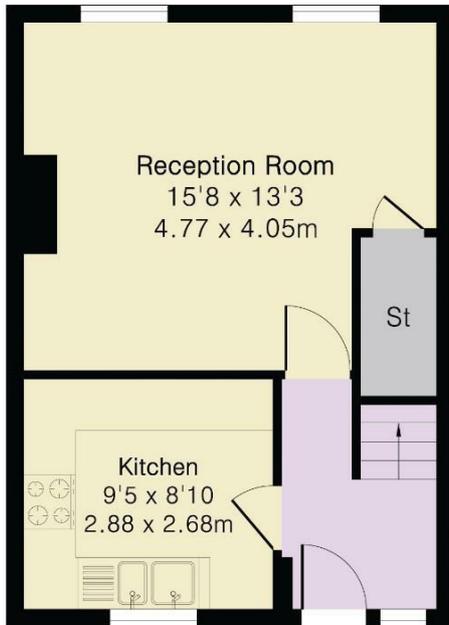
## Property Images



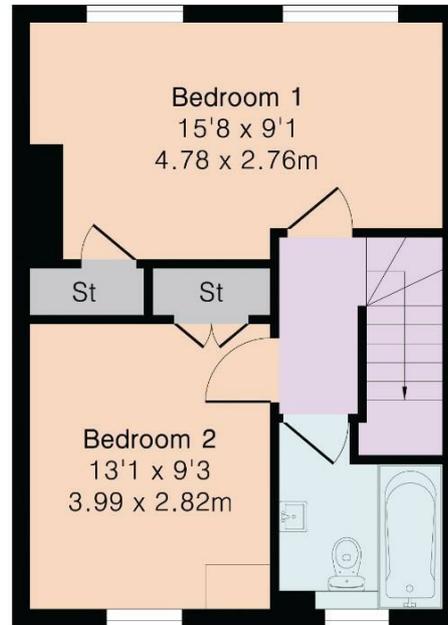
**Approximate Gross Internal Area 702 sq ft - 66 sq m**

Second Floor Area 351 sq ft – 33 sq m

Third Floor Area 351 sq ft – 33 sq m



Second Floor



Third Floor

## 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>		77	79
(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

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Guide Price £375,000-£400,000. This two-bedroom split level modern flat offers TWO DOUBLE BEDROOMS and over 700 sq ft of space. The property has a section of the garden and is in a great location ideal for homeowners and investors. Long lease of circa 179 years.

## Features

• IDEAL FIRST TIME BUY • Chain Free • Newly painted throughout • measuring over • 179 years on the lease • Garden space • TWO DOUBLE BEDROOMS • Split like a house • Good location for transport

Council tax C (£1,897.89 p/yr)

EPC rated: C

Leasehold circa 179 years remaining.

FREE mortgage consultation via Hunters - just call us to book in

Tucked away just off the main road and approximately 0.5 mile to Honor Oak station and 0.6 mile to Forest Hill station, this two bedroom split level property is positioned really well for local transport, cafes, restaurants, gastro pubs etc. The property is over two floors and is approx 700 sq ft. It is like a house and is fully decorated throughout and has the added benefit of a garden space. The lease is currently around 179 years

Travels times from Honor Oak to central London stations include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

Canary Wharf in approximately 24 minutes

Some of our favourite local eateries include Mama Dough (a sour dough pizza restaurant) and the award winning Babur Indian restaurant. There's also the Honor Oak gastro pub and a selection of boutique cafes and shops.

There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Local attractions include One Tree Hill which is just at the top of Honor Oak Rise (the very same road the property is located on) and offers some of the most breathtaking views across London and the city skyline.

Blythe Hill Fields which is approximately one mile away and is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail.

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

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

The Horniman gardens and museum is another well-known local point of interest also found approximately 0.8 miles away. With regular events such as a farmers market and live music, we

believe this will be of interest to many buyers.

You can read more about the Horniman museum and gardens via the below link:

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

Surrounding the property there are some well renowned local schools which include:

Fairlawn Primary school rated Outstanding by Ofsted and in the top 10% of Ofsted rated schools

Stillness Infant school also rated Outstanding by Ofsted

Horniman Primary school rated Good by Ofsted and also in the top 10% of Ofsted rated schools

Dalmain Primary school rated Good by Ofsted and also in the top 10% of Ofsted rated schools

Please contact Hunters to arrange your viewing.

<http://www.hunters.com/offices/forest-hill>

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 179 years remaining (215 years from 1989)

Ground rent: £10 pa

Service charge: £1128.58 pa

Lease restrictions: unknown

Property type: Maisonette

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Not known

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: Yes: unsure of answers to all property questions.

Long-term area flood risk: No

Historical flooding: Yes: unknown

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

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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.