

# HUNTERS®

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**Brockley Rise, London, SE23 1NL**

**Guide Price £1,200,000 to £1,400,000**

**Property Images**



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**Approximate Gross Internal Area 1768 sq ft - 164 sq m**

Ground Floor Area 669 sq ft – 62 sq m

First Floor Area 664 sq ft – 62 sq m

Second Floor Area 435 sq ft – 40 sq m



Ground Floor



First Floor



Second Floor

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House - Terraced Beds: 5 Bathrooms: 2 Receptions: 1

Tenure: Freehold

## CHAIN-FREE

Guide Price £1,200,000 to £1,300,000

New to the market is this well-proportioned five-bedroom house in the heart of Honor Oak Park.

This period property offers approximately 1,786 sqft of living space and boasts plenty of character. Offering four double bedrooms, one single bedroom, two family bathrooms (one en-suite), an open plan dining room/kitchen, a separate reception room, a utility room and a well-sized back garden the property offers everything for a family looking to buy their next home in this ideal location.

### Features

• CHAIN-FREE • £1,200,000 to £1,300,000 • Five-Bedrooms • Open-Plan Living/Dining Room • Separate Reception Room • Garden • Period Features Throughout • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport and Schools • In Proximity of Parks and Green and Spaces

EPC TBC

COUNCIL TAX BAND E

FREEHOLD

CHAIN-FREE

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The property has retained many original features including wooden flooring, fireplaces, high ceilings and large bright windows.

On the door step of Brockley Rise are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks including Blythe Hill Fields and Honor Oak Recreation Grounds which residents are able to enjoy.

The property is located in proximity to the following stations:

The property is ideally situated for access to Honor Oak Park and is also in walking distance of Crofton Park and Forest Hill.

Travel times to destinations from these stations include:

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

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

Stillness Junior and Primary School  
Dalmain School  
St William of York Primary