

HUNTERS®

HERE TO GET *you* THERE

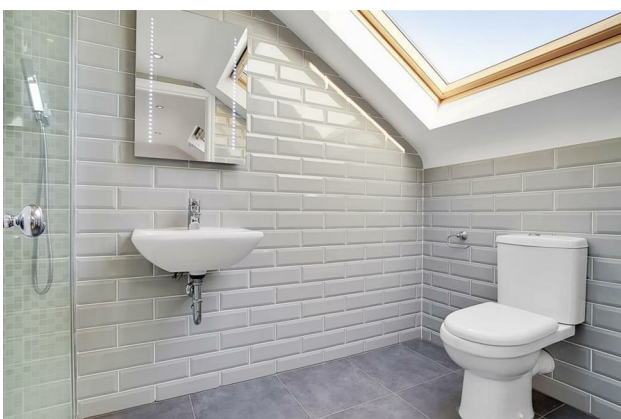
Elsinore Road, London, SE23 2SL

£2,200 Per Month

Property Images



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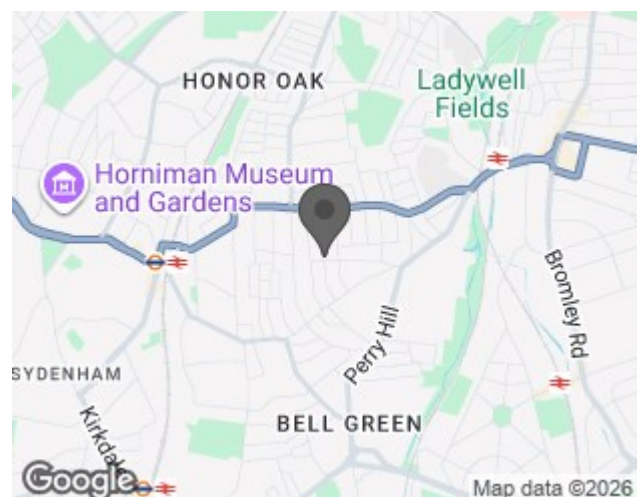
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EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 Beds: 3 Bathrooms: 2 Reception: 1 Tenure:

UNFURNISHED

AVAILABLE 22ND AUGUST

Asking Price - £2,200

New to the market is this well-proportioned three-bedroom flat within a Period Conversion on this popular quiet and tranquil road.

This property is a Duplex and offers approximately 1032 sqft of living space. The first floor offers one reception room, one double bedroom, a single bedroom, a separate kitchen and a family bathroom. The top-floor provides a double bedroom with an en-suite and separate storage area and the bedroom alone offers approximately 200sqft of space accompanied by views over the garden and towards London's Skyline.

In proximity of Elsinore Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

Features

• ASKING PRICE £2,200 • AVAILABLE 22ND AUGUST • UNFURNISHED • THREE BEDROOMS • OVER 1,000 SQFT OF LIVING SPACE • SPLIT OVER TWO FLOOR OF A PERIOD CONVERSION • TWO BATHROOMS • RECEPTION ROOM WITH PERIOD FEATHURES OFFERING APPROX 238SQFT • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport, Schools, Parks and Green Spaces

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EPC C

COUNCIL TAX BAND C

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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

Kilmore - 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

TRANSPORT

Train stations are located approximately 0.5 miles from the property and offer some of the following travel times to central London stations:

Canada Water in approximately 12 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 end of Hurstbourne Road (2 mins walk according to Google) on the South Circular, which also runs along Blythe Vale (opposite end to where the house is located). For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the end of Hurstbourne Road.

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).

The award-winning traditional pub Blythe Hill Tavern (approx. 0.3 miles away) 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 (approximately 0.5 miles way) was refurbished 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, 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), with a handy chemist located next door and a post office on the south circular.

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 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.

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 960 years remaining (999 years from 1987)

Council tax band: C

EPC rating: C

Monthly rent: £2,200

The building

Mid-terrace flat, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: Off Street

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (TGL320565):

- The owner cannot sell or transfer the property without written permission from the owner of a nearby piece of land. This is a common check to ensure leasehold rules are followed.
- The owner cannot sell or transfer the property without the consent of HSBC Bank PLC, which is a standard requirement of their mortgage that will be cleared upon completion.
- The lease includes 'alienation' clauses, which means there are specific rules the owner must follow if they want to sell the flat or rent it out to someone else.
- The owner must follow certain 'covenants', which are legal promises to obey the rules and responsibilities set out in the property's records.

No environmental risks recorded

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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.