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WASTDALE ROAD, LONDON, SE23 1HN

Guide Price £500,000

Property Images

















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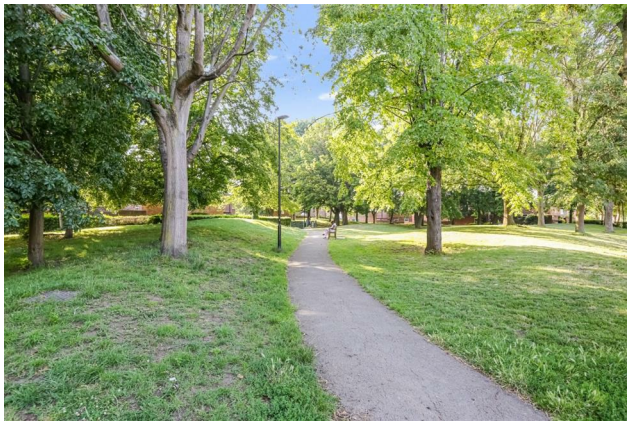
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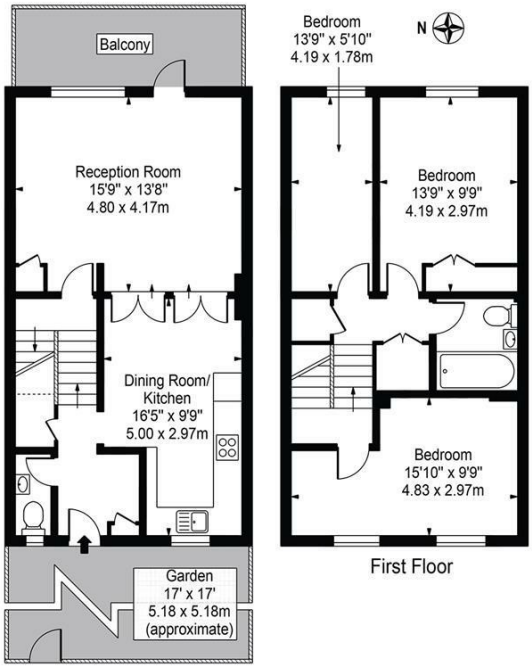


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Forest Hill, SE23 1HN

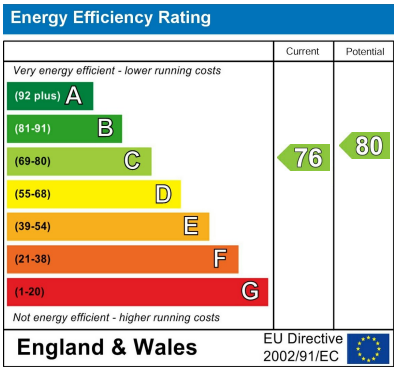
Approx. Gross Internal Area 990 Sq Ft - 91.97 Sq M



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



Map



Details

Type: Not specified Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

GUIDE PRICE £500,000 to £550,000

Set on this quiet residential development is this property split over three levels and situated in the heart of Forest Hill. Spanning approximately 990 sqft this property offers a reception room with a private balcony, a well-sized open plan dining room/kitchen, three double bedrooms, a family bathroom and a separate downstairs WC.

The property benefits from a private front garden. The most unique feature of the property is the lay out, with rooms situated over multiple floors and a 'mezzanine' level living room which allows light to flow right the way through the property.

Wastdale 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.

Features

• GUIDE PRICE £500,000 TO £550,000 • APPROXIMATELY 990SQFT • RECEPTION ROOM WITH PRIVATE BALCONY • THREE DOUBLE BEDROOMS • SEPARATE KITCHEN • FAMILY BATHROOM AND WC • IDEAL LOCATION • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

GUIDE PRICE £500,000 to £550,000

COUNCIL TAX BAND C

EPC C

LEASEHOLD

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HERE IS WHAT THE OWNERS HAD TO SAY:

We love the design of this property. Its very spacious and the living room mezzanine is a unique feature which adds to that sense of openness.

There is a good amount of outdoor space which is useable all day – the sun shines on the balcony in the morning and moves round to the front garden in the afternoon.
On a practical level there is lots of useful storage throughout the house, particularly under the stairs which is large enough to store bikes.
The location of the property is ideal, being half way between Forest Hill and Honor Oak Park meaning that not only are there all the local amenities in both hubs, but also travel into central London is quick and easy.
The residential area itself is very quiet with a lovely communal green, lots of trees and plenty of parking spaces for residents.

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) and Le Querce (beautiful family-run traditional Sardinian dishes).

Local popular cafes for lighter dining and coffee include: Daydreamer (awesome coffee shop on Honor Oak Park) and / or No.41 Coffee (on Brockley Rise)

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 Wastdale 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 Wastdale Road, SE23

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 88 years remaining (125 years from 1989)
Ground rent: £10/year
Service charge: £700/year
Council tax band: D

EPC rating: C

The building
Mid-terrace maisonette, standard construction
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 great
Parking: Communal and On 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 (TGL24802):
- The owner cannot sell or transfer the property without the written consent of their mortgage lender, Clydesdale Bank PLC. This is a standard legal requirement to ensure the mortgage is paid off as part of the sale process.
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.