

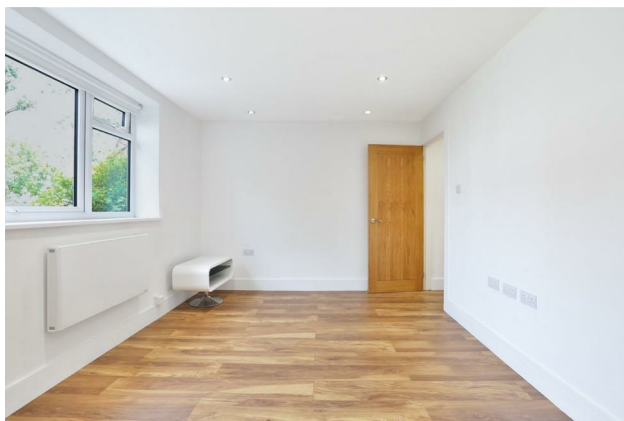
HUNTERS®

HERE TO GET *you* THERE

Burwood Court, Canonbie Road, London, SE23 3AY

Asking Price £250,000

Property Images



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HERE TO GET *you* THERE

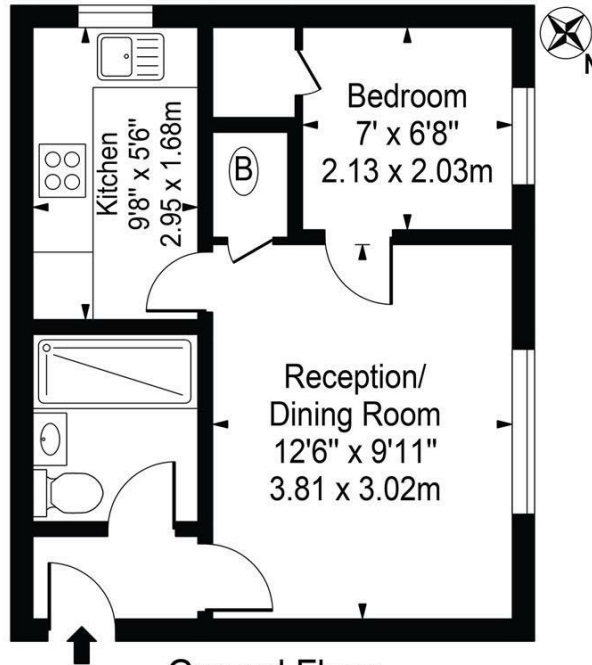
Property Images



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Burwood Court,
Canonbie Road, SE23 3AY
Approx. Gross Internal Area 316 Sq Ft - 29.36 Sq M

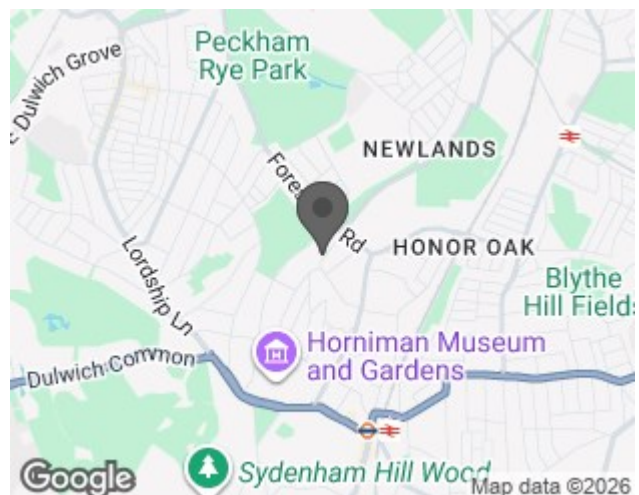


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(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: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

NEW LEASE UPON COMPLETION

Asking Price £250,000

A well presented one-bedroom apartment situated on the desirable Canonbie Road, Forest Hill.

The property is offered recently refurbished and spans approximately 316sqft and contains a double bedroom, a living/reception room, a family bathroom and a separate kitchen. The development is gated with pin entry and the property also comes with a garage as well as Communal Gardens.

Early viewing is Highly Recommended.

Features

• CHAIN-FREE • ASKING PRICE £250,000 • NEW LEASE OF 138 YEARS ON COMPLETION • GATED DEVELOPMENT • INCLUDES A GARAGE • APPROXIMATELY 316 SQFT • IDEAL LOCATION • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

NEW LEASE OF 138 YEARS UPON COMPLETION

Asking Price £250,000

A well presented one-bedroom apartment situated on the desirable Canonbie Road, Forest Hill.

This property offers approximately 316sqft of living space and boasts plenty of charm. Offering one bedroom, a reception room, a separate kitchen and a family bathroom within this gated development the property represents the perfect opportunity for First Time Buyer looking for a new home in an ideal location. The property also benefits from a garage which is included as part of the sale as well as Communal Gardens.

Early viewing is Highly Recommended.

THE LOCATION

The abundance of nearby parks makes this area perfect for residents who enjoy spending time in nature or engaging in outdoor exercise. These include the Horniman, Sydenham Woods and Dulwich Park.

Canonbie Road is well connected, Forest Hill Station (located approximately 0.8 mile) offers Overground services that connect to Canada Water, Shoreditch, and Highbury & Islington, making it easy to reach

central and East London. National Rail services from the same station can take you into London Bridge in under 15 minutes. Additionally, several bus routes serve the area, linking to nearby neighbourhoods like Dulwich, Peckham, and Sydenham. Alongside the train links you will find several bus routes which includes routes 122 and 185 to Crystal Palace and Victoria to name a few

Forest Hill's high street is in proximity and features a variety of independent shops, cafes, and restaurants. Popular spots like Canvas & Cream and the Butchery reflect the area's artistic and foodie culture. Sainsbury's in Forest Hill provides convenient grocery shopping, while Lordship Lane in nearby East Dulwich offers an excellent selection of boutique shops, restaurants, and bars. The neighbourhood provides both daily essentials and charming spots for leisurely outings.

The property is in proximity of several local schools:

Horniman Primary School

Achievement of pupils – Good, Behaviour and safety of pupils – Good, Leadership and management – Good,

Quality of teaching – Good

Elliot Bank Primary School

Behaviour and attitudes – Good, Early years provision – Outstanding, Leadership and management – Good,

Leadership and management – Good, The quality of education? - Good

Sydenham School For Girls

Achievement of Pupils – Good - Behaviour and safety of pupils – Good Leadership and management –

Outstanding Quality of teaching – Good

Forest Hill Boys School

Achievement of Pupils – Good Behaviour and safety of pupils – Good Leadership and management – Good

Quality of teaching – Good

In addition, several private schools are within easy reach: St Dunstons College, Allyens School, James Allens Girls School and Dulwich College.

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 48 years

Service charge: £1174/year

Council tax band: B

EPC rating: D

The building

Semi-detached flat, standard construction

1 bedroom, 1 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Heating: Room heaters only

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Off Street, Gated, 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
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.