

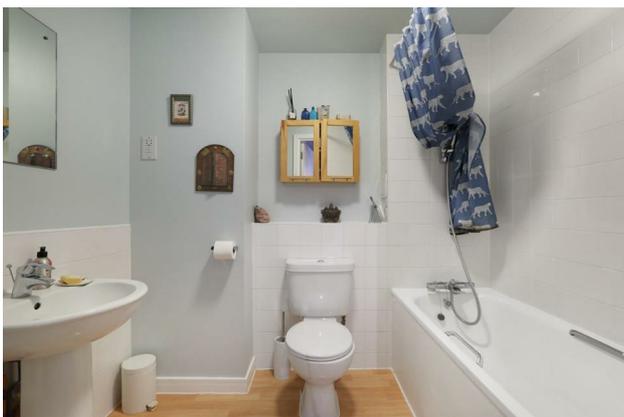
# HUNTERS®

HERE TO GET *you* THERE

**City Walk Apartments, London, SE23 2AR**

**Guide Price £280,000 to £300,000**

**Property Images**



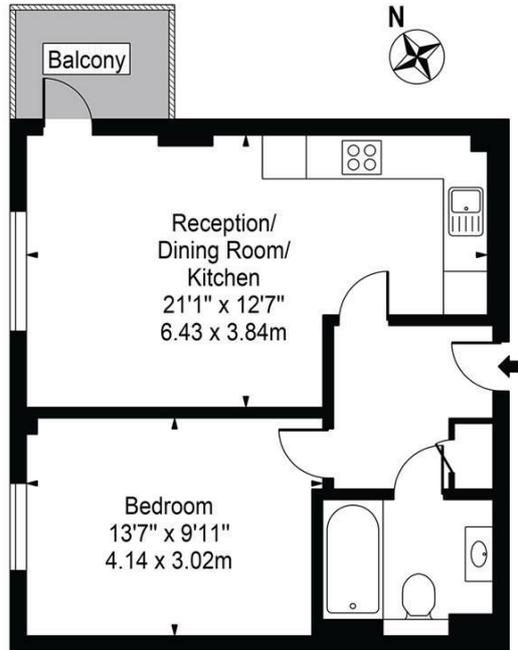
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## Property Images



City Walk Apartments,  
Perry Vale, SE23 2AR  
Approx. Gross Internal Area 484 Sq Ft - 44.97 Sq M



Fourth Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

[www.interdesignphotography.com](http://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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(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 - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1  
Tenure: Leasehold

## LEASEHOLD

Guide Price £280,000 to £300,000

New to the market is this well-proportioned 1-bedroom flat set on the fourth floor of this secure development in the heart of Forest Hill.

This property offers approximately 484 sqft of living space. Offering an open-plan living room/kitchen, one double bedroom, family bathroom and a private balcony this property is perfect for a First-Time Buyer.

In proximity of City Walk Apartments are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

### Features

• ASKING PRICE £280,000 TO £300,000 • ONE BEDROOM APARTMENT • OPEN-PLAN LIVING ROOM/KITCHEN • FAMILY BATHROOM • PRIVATE BALCONY • SECURE DEVELOPMENT • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

EPC B

COUNCIL TAX BAND C

LEASEHOLD

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Here is what the owner said:

Great views, convenient for shops, transport, forest hill pools and parks. Energy efficient. Secure building. Easy commute into central London.

The property has been painted and decorated, there is a new oven and hob.

SCHOOLS

City Walk Apartments 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:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary

Kilmorie - State, mixed, primary

Dalmain - State, mixed, primary

Fairlawn - State, mixed, primary

## TRANSPORT

Forest Hill train station is located approximately 0.1 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

Victoria in approximately 25 mins

Bus routes locally offer easy access to Central London and surrounding areas.

## SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are multiple restaurants in Forest Hill including the Dartmouth Arms, Sylvan Post, Canvas & Cream, Tofu, Bona and multiple coffee shops. There are also as a large selection of independant shops and convenience stores aswell as a Sainsbury's.

Further afield is Honor Oak where you will find Tesco and your choice of boutique cafés 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.

## 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.

Hunters estate agents Forest Hill have sold several houses and flats near City Walk Apartments in SE23 over the last 10 years. The stats from a sale include:

- Offers received for 105.33% of the guide price

- 20 viewings
- 7 offers received (35% of offers were received compared to viewings!)
- Offers received in under 3 weeks of going to market
- Offer accepted on the 6 day of going to market

Hunters also let and manage properties close to City Walk Apartments, SE23.

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 106 years remaining (125 years from 2007)

Ground rent: £200 pa

Service charge: £2128 pa

Shared ownership - 100% ownership on completion

Property type: Flat

Property construction: Standard construction

Energy Performance rating: B

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: There are solar panels on the roof

Water supply: Mains water supply

Sewerage: Mains

Heating: Communal heating system is installed.

Heating features: Double glazing

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, 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: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Lift access and Level access

Coal mining area: No

Non-coal mining area: Yes