HUNTERS®

HERE TO GET *you* THERE

Windmill Court, Davids Road, London, SE23 3EX

Asking Price £185,000

Property Images















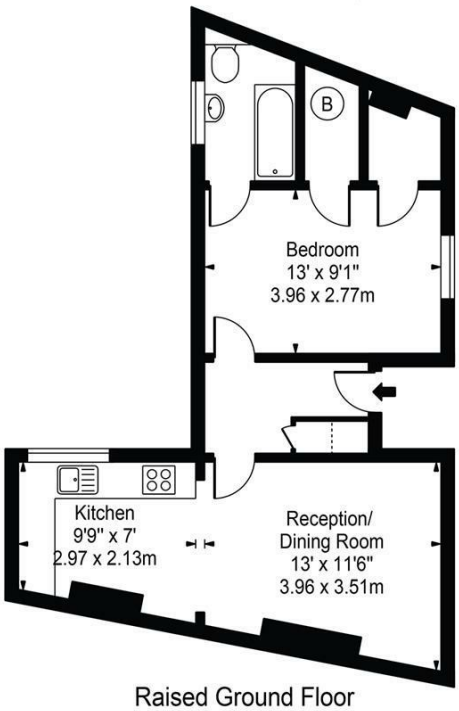


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Approx. Gross Internal Area 471 Sq Ft - 43.76 Sq M

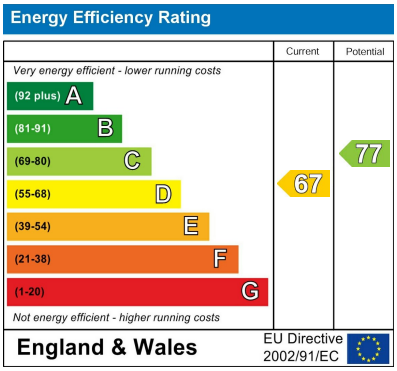


Raised Ground Floor

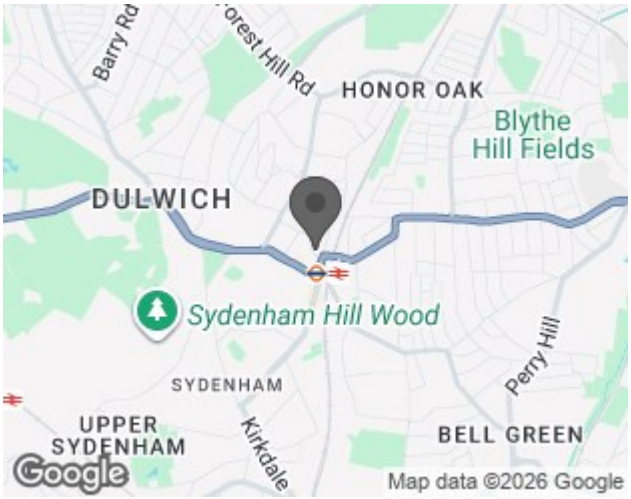
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

ASKING PRICE £185,000

CHAIN-FREE

LONG LEASE

New to the market is this one-bedroom apartment spanning approximately 471 sqft on the sought-after David's Road in Forest Hill. Thed property is comprised of one double bedroom (en-suite) as well as an open-plan living room/kitchen area.

Windmill House, Davids 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

• ASKING PRICE £185,000 • CHAIN-FREE • ONE BEDROOM APARTMENT • IDEAL LOCATION • SPANNING APPROXIMATELY 471SQFT • OPEN-PLAN LIVING ROOM/KITCHEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

ASKING PRICE £185,000

CHAIN-FREE

LONG-LEASE

New to the market is this one-bedroom apartment on the sought-after David's Road in Forest Hill.

The property is on the Raised Ground-Floor and offers approximately 471 sfqt of living space. You have secure entry and the property is on the right hand side. As you enter there is a hallway with a double-bedroom immediately to the right which benefits from a bathroom and ample wardrobe space. On the left is an open-plan kitchen and dining room offering comfortable living area.

Windmill House, Davids 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.

Located approximately 0.3 miles from Forest Hill train station, some of the following travel times are on offer:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

The town centre is approximately 0.1 miles from the property and, as well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and restaurants to name but a few of its amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host music events, exhibitions and craft days, and have brought to Forest Hill a cool and trendy vibe.

LOCAL RECREATION:

Off the high street in the town centre, you'll find Forest Hill pools and library, both of which have undergone refurbishment. Forest Hill Pools is known for its swimming pool facilities, but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest. Backing directly onto the Horniman Museum and Gardens, the flat enjoys easy access to one of the area's most popular green spaces and cultural attractions. It is recognised as a popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmer's market, live music and seasonal festivals, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located in the local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit.

SCHOOLS

The property is in proximity to four schools, which were 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

Hunters estate agents Forest Hill have sold several houses and flats in proximity to David's Road in SE23 over the last 10 years. The stats from a sale include:
• Offers received for 10.52% above the bottom of the guide price
• 1 viewing
• 2 offers received
• Offers received in 3 days of going to market
• Offer accepted on the 16th day of going to market
Hunters also let and manage properties in proximity of David's Road, SE23.