

# HUNTERS®

HERE TO GET *you* THERE

**Montem Road, London, SE23 1SJ**

**Asking Price - £400,000**

**Property Images**





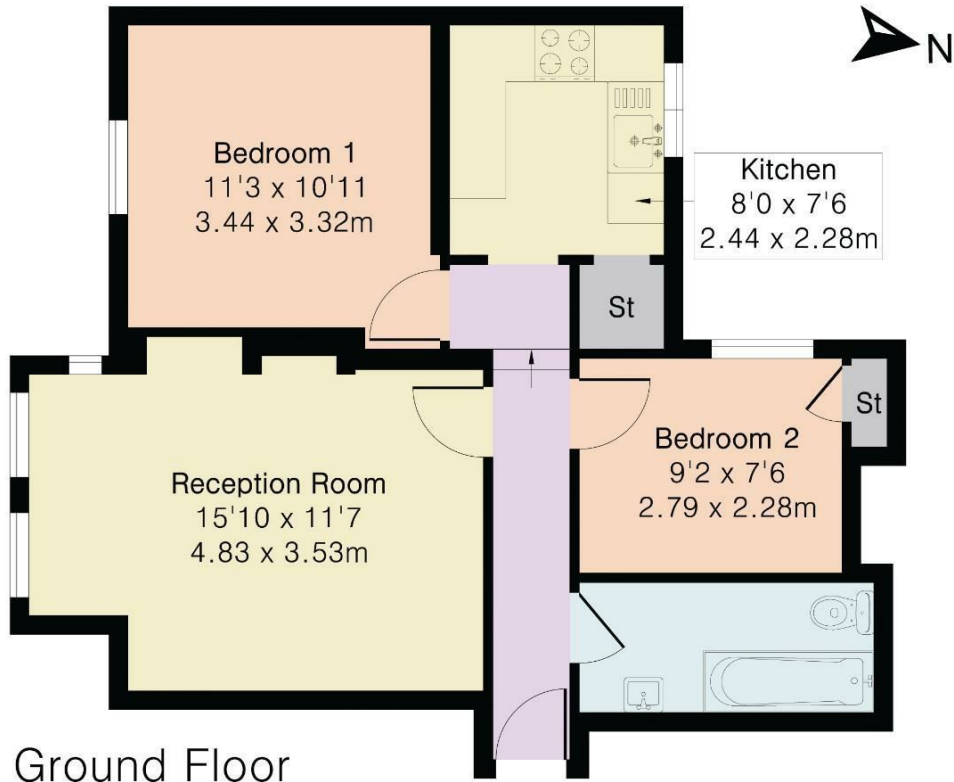
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## Property Images



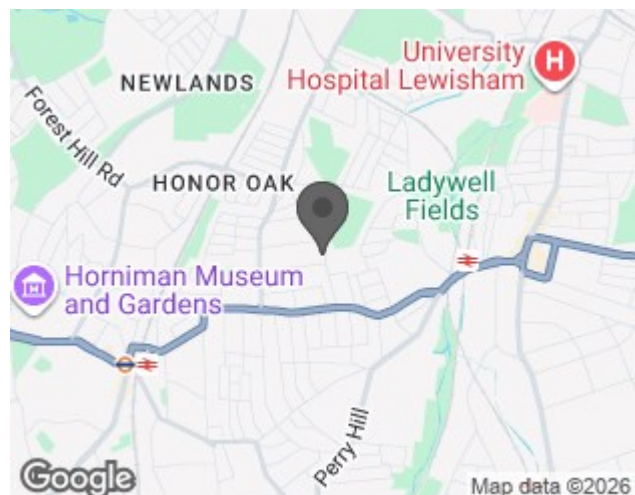
**Approximate Gross Internal Area 558 sq ft - 52 sq m**



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
	61	77
England & Wales		
	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## SHARE OF FREEHOLD

Guide Price - £375,000 to £400,000

A period conversion apartment set on the ground-floor of this residential property and situated in the heart of Forest Hill. Offered in good condition, spanning approximately 558 sqft and offering two double bedrooms, a living room, a separate kitchen and a family bathroom this property would be perfect for a family home. The property also benefits from large windows offering plenty of light and views directly across South London and off-street communal parking.

Montem 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

• SHARE OF FREEHOLD • Guide Price £375,000 to £400,000 • Period Conversion • Two-Bedrooms • High Ceilings • Service Charge Only £600 including Buildings Insurance • Ideal Location close to Blythe Hill Fields • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

SHARE OF FREEHOLD

Asking Price - £375,000 to £400,000

A period conversion apartment set on the ground-floor of this residential property and situated in between Honor Oak Park and Forest Hill. Offered in good condition, spanning approximately 558 sqft and offering two double bedrooms, a living room, a separate kitchen and a family bathroom this property would be perfect for a family home. The property also benefits from large windows offering plenty of light and views directly across South London and off-street communal parking.

Montem 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.

The property is located off Brockley Park (a premier Road in Honor Oak) and surrounded by some well-regarded period properties.

Here is what the owner said about the property:



10A Dartmouth Road, Forest Hill, SE23 3XU  
Tel: 020 3002 4089 Email: [foresthill@hunters.com](mailto:foresthill@hunters.com) <https://www.hunters.com>





Things we love about the property:

- Location! Easy access links through Honor Oak Park and Catford/Catford Bridge so you can be in central London within 20 minutes.
- Great restaurants and shops in the local area and very close to Blythe Hill fields for amazing views of London, and Blythe Hill Tavern, listed as one of the best pubs in London!
- High ceilings throughout the property giving amazing sense of space
- South facing so we get natural light throughout the day – and views to the front of the building
- Parking available on the property
- Share of freehold – active communication from the other freeholders and leaseholder. We work through majority decision so it has been convenient to agree works etc.
- Quiet road/neighbourhood and neighbours, lovely community feel

Since we have owned the property we have fully renewed the guttering, completed full render repairs and full redecoration to building exterior (This has a 15 year warranty from August 2025), new fuse box, new kitchen hob, redecoration of all rooms, new bathtub panelling, new flooring in communal hallway (carpet to hard floor). The boiler has been serviced annually.

#### LOCAL SCHOOLS:

Undoubtedly this property offers a great location if schools and transport are top of your list, however, this location has, even more, to offer in the way of cafés, boutiques shops, and numerous other recreational facilities. We'd encourage buyers to explore the area and enjoy a coffee or dine in one of the many local eateries to appreciate the area.

The property is located in proximity to some of the most sought-after schools in the area. Several of the local schools were rated "Outstanding" by Ofsted and according to the website locrating.com the property is also in the catchment of both Harris Boys and Harris Girls Academy East Dulwich.

#### LOCAL TRANSPORT, DINING OUT, AND OTHER RECREATION IN PROXIMITY:

Transport to central London stations from Honor Oak train station (which is approximately 0.4 miles from the property) includes some of the following travel times:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

Canary Wharf in approximately 24 minutes

Some of the favorite local eateries include Mama Dough (a sourdough pizza restaurant) and the award-winning Babur Indian restaurant. There's also the Honor Oak gastro pub and a selection of boutique cafes and shops.

There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Other local attractions include One Tree Hill which is just at the top of Honor Oak Rise and offers some of the most breathtaking views across London and the city skyline.

Blythe Hill Fields is literally around the corner and provides the perfect opportunity for walks with uninterrupted views across London.

The Horniman gardens and museum is another well-known local point of interest. With regular events such as a farmers market and live music, we believe this will be of interest to many buyers.

Verified Material Information

Council Tax band: B

Tenure: Share of Freehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway, Off Street, Private, and Communal

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: None

Coal mining area: No

Non-coal mining area: No