

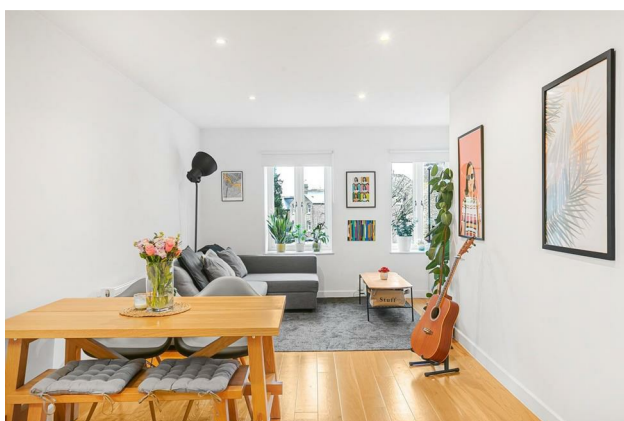
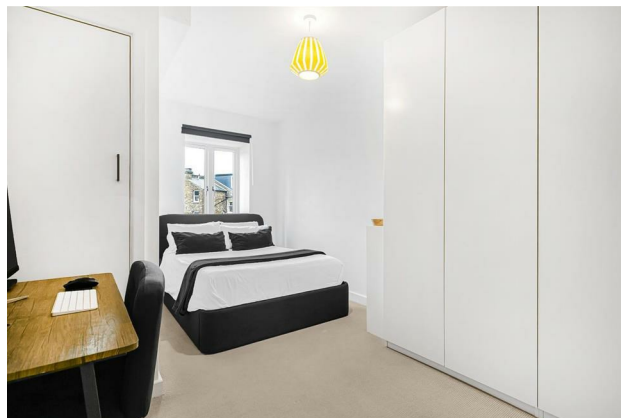
# HUNTERS®

HERE TO GET *you* THERE

**Wenlock House Stanstead Road, London, SE23 1HG**

**Guide Price £300,000 to £350,000**

**Property Images**



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## Property Images





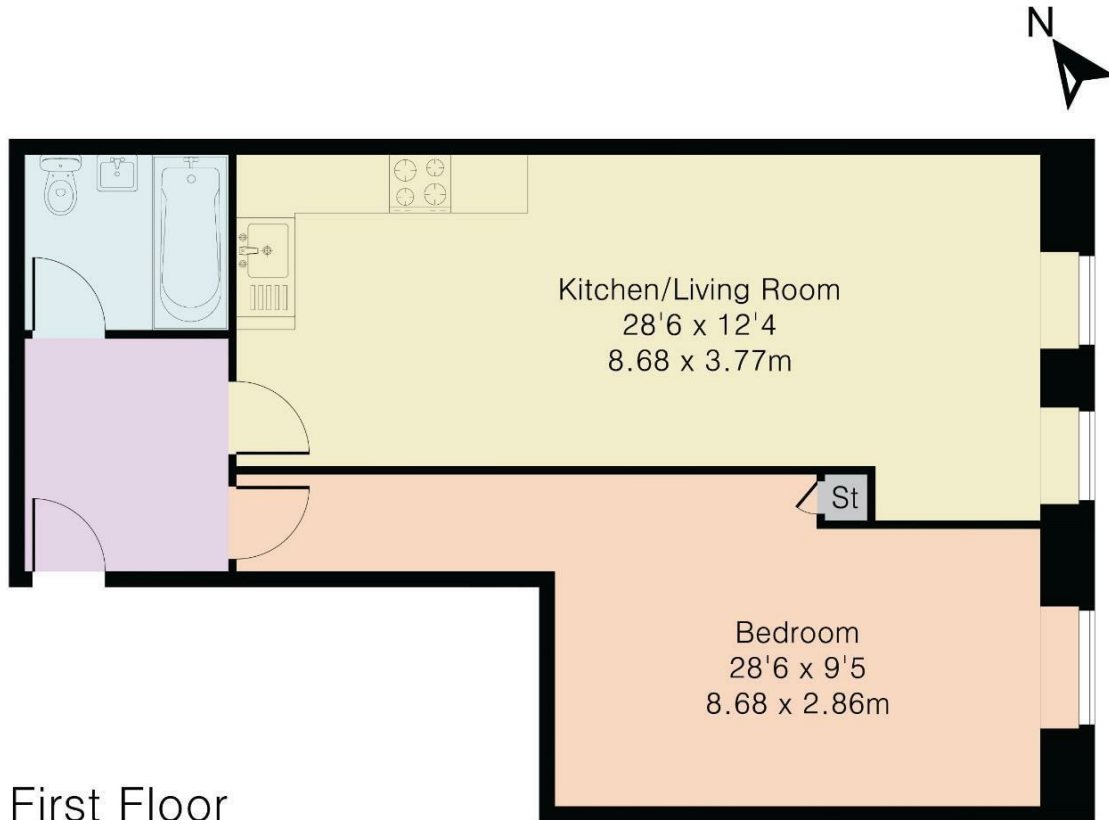
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## Property Images



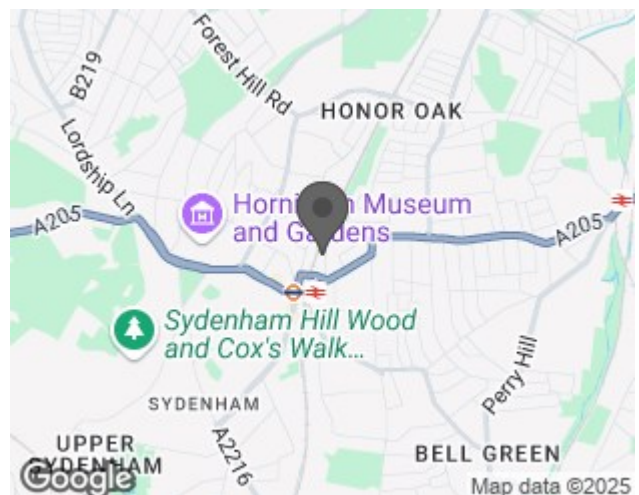
**Approximate Gross Internal Area 642 sq ft - 60 sq m**



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(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: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Guide Price £300,000 - £325,000

Set on the first-floor of this popular residential block and in proximity of Forest Hill station is this one-bed apartment. Offered in good condition, spanning approximately 642sqft and offering one double bedroom, a larger than average open-plan living room/kitchen and a family bathroom this property would be perfect for a family home. The property also benefits from substantial Communal Areas.

## Features

• Guide Price of £300,000 to £325,000 • Modern Apartment • Ideal Location • Open-Plan Kitchen/Living Room • One Double Bedroom • Pub Conversion • Communal Gardens • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools and Transport • Close Proximity to Parks and Green Spaces

EPC B

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £300,000 - £325,000

Set on the first-floor of this popular residential block and in proximity of Forest Hill station is this one-bed apartment. Offered in good condition, spanning approximately 642sqft and offering one double bedroom, a larger than average open-plan living room/kitchen and a family bathroom this property would be perfect for a couple or individual buying their first home. The property also benefits from substantial Communal Areas.

Wenlock House, Stanstead 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.

## 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.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

<https://www.thewoodhousedulwich.co.uk/>



The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

You can read more about the golf club here:

<http://www.dulwichgolf.co.uk/>

Beckenham Place Park is another highly acclaimed local green space that's offers London's first purpose-built swimming lake, nature trails and events at the mansion house:

<https://beckenhamplacepark.com/>

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:

<http://www.blythehillfields.org.uk/index.htm>

## SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are several award-winning local restaurants including Babur (Indian), Mama Dough (sourdough pizza), Le Querce (beautiful family-run traditional Sardinian dishes) and L'Oculto (Spanish wine bar and dining).

Local popular cafes for lighter dining and coffee include: Grounds & Grapes, St Davids, Canvas & Cream which also hosts events and art studios

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.

## 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.

## 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:

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, rated OFSTED "Outstanding".

Kilmorie - State, mixed, primary, rated OFSTED "Outstanding".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawne - State, mixed, primary, rated OFSTED "Outstanding".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

#### Verified Material Information

Council tax band: B

Council tax annual charge: £1585.09 a year (£132.09 a month)

Tenure: Leasehold

Lease length: 125 years remaining (112 years from 2012)

Ground rent: £250 pa

Service charge: £1411.26 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On Street

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: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: B

Please contact Hunters to arrange your viewing.