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HERE TO GET *you* THERE

Hurstbourne Road, London, SE23 2AA

Guide Price £400,000 to £450,000

Property Images

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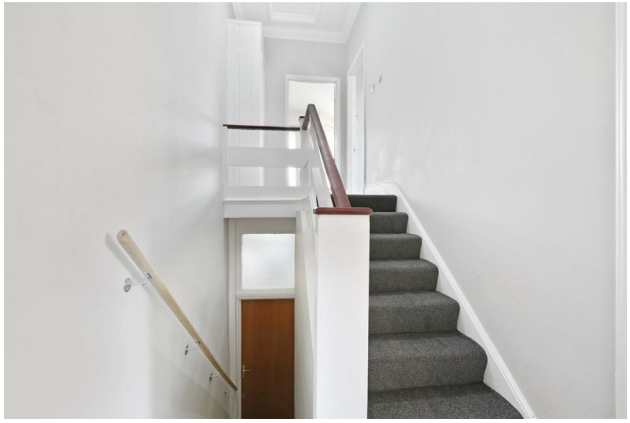

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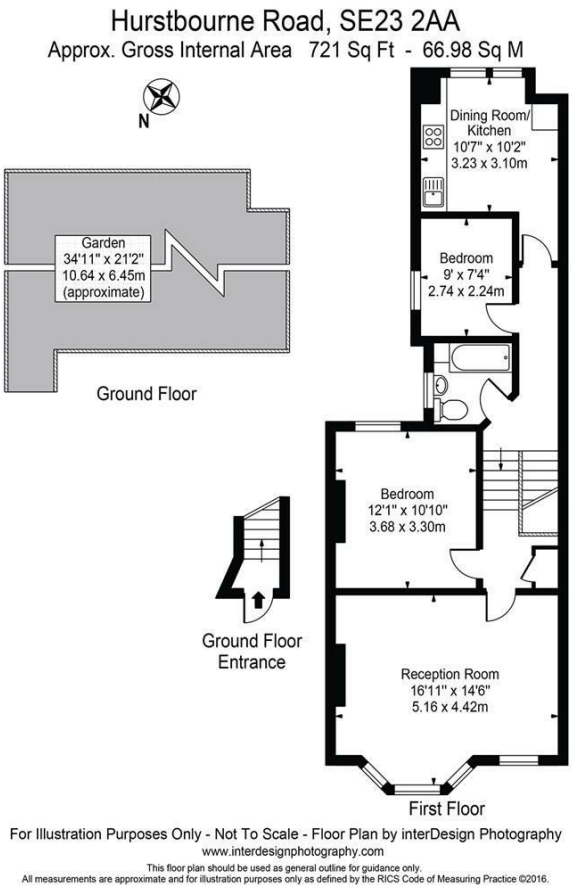
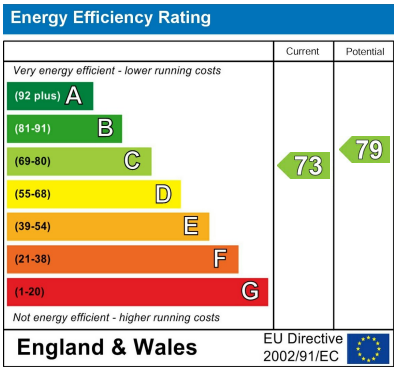
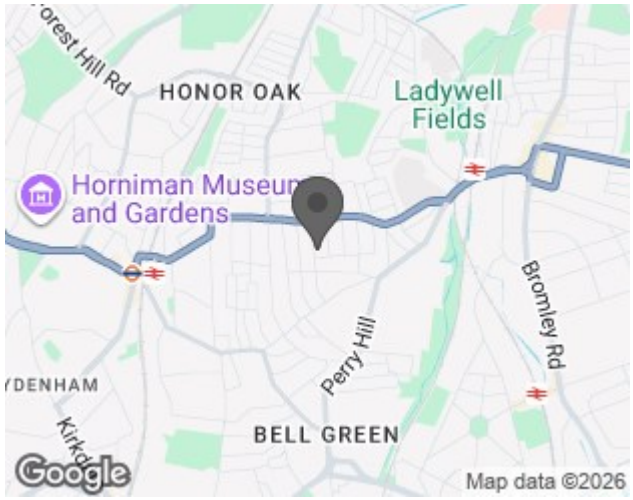


EPC



Map



Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Share of Freehold

GUIDE PRICE £400,000 to £450,000

SHARE OF FREEHOLD

CHAIN-FREE

New to the market is this well-proportioned 2-bedroom flat on this quiet and tranquil road.

This period property offers approximately 721 sqft of living space and has been recently re-furbished. Offering one double bedroom, one single bedroom, one reception room providing approximately 240sqft of living space, a separate kitchen, family bathroom, on-street parking and a private section of garden. This property is perfect for a First-Time Buyer or Family with a child.

In proximity of Hurstbourne Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

Features

- GUIDE PRICE £400,000 to £450,000 • CHAIN-FREE • LEASEHOLD • PERIOD PROPERTY • RECENTLY REFURBISHED • PRIVATE SECTION OF GARDEN • APPROX 721 SQFT • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

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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:

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

TRANSPORT

Train stations are located approximately 0.5 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
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 end of Hurstbourne Road (2 mins walk according to Google) on the South Circular, which also runs along Blythe Vale (opposite end to where the house is located). For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the end of Hurstbourne Road.

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).

The award-winning traditional pub Blythe Hill Tavern (approx. 0.3 miles away) 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 (approximately 0.5 miles way) was refurbished 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, 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), with a handy chemist located next door and a post office on the south circular.

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.

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.

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 rented several houses and flats near Hurstbourne Road, SE23 over the last 10 years. The stats from a sale include:

• Offers received for 100.91% of the guide price
• 17 viewings
• 3 offers received (17.64% of offers were received compared to viewings!)
• Offers received in 12 days of going to market
• Offer accepted on the 20th day of going to market

Hunters let and manage properties close to Hurstbourne Road, SE23

Verified Material Information

Costs and tenure
Tenure: SHARE OF FREEHOLD
Council tax band: C
EPC rating: C

The building
Other flat, standard construction
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE good
Parking: None
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
Title register restrictions (TGL593305):
- Before a sale, transfer or other relevant dealing can be registered, a conveyancer must certify that the requirements in clause 9.4 of schedule 4 of the lease have been met.
- The lease restricts transfers and other dealings with the property; the details of those restrictions are not set out in this extract.
- Without written permission from the relevant neighbouring owners or their successors, no building may be put in the garden or behind the house, except a summerhouse or greenhouse no higher than 12 feet at the rear of the garden.
- The property must be used as a private home, unless written permission is obtained from the relevant neighbouring owners or their successors.
- The owner must not do anything that causes annoyance, damage or disturbance to the relevant neighbouring owners, their successors, tenants or leaseholders.
- The owner must contribute a fair share of the costs of making, supporting, repairing or rebuilding the shared party walls and fences, and of repairing or rebuilding drains and sewers serving the property.
- The property has no right to light or air that would prevent or limit building or other use of the neighbouring owners' adjoining property.
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.