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42 Bampton Road, London, SE23 2BG

Guide Price £350,000

Property Images



Property Images

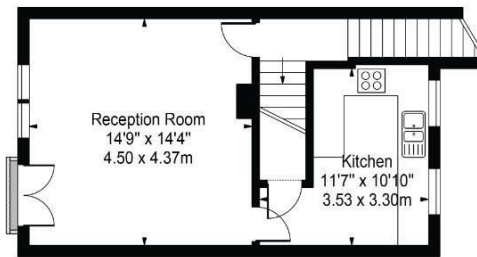
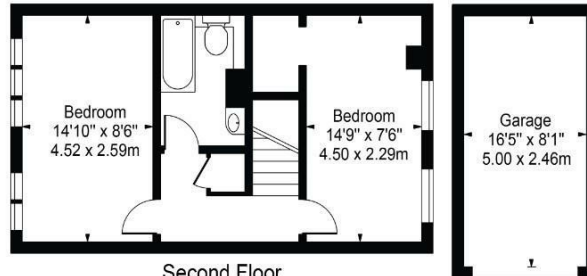


Bampton Road, SE23 2BG

Approx. Gross Internal Area 793 Sq Ft - 73.67 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 132 Sq Ft - 12.30 Sq M



Ground Floor Entrance

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

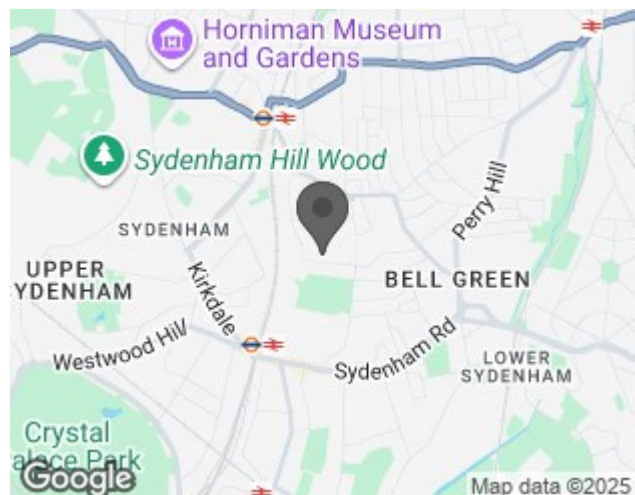
www.interdesignphotography.com

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide price £350,000 to £375,000. GARAGE and parking, TWO DOUBLE BEDROOMS (both nearly 15 ft in length), SPLIT LEVEL, feels like a house inside due to having your own internal staircases, approximately 800 sq ft of space

Features

• CHAIN FREE • Two double bedrooms • SPLIT LEVEL • Management sink fund in excess of £50,000 • GARAGE • Upgraded windows in 2022 • Upgraded boiler in 2021 • Great location for recreation and green spaces • Guide price £350,000 to £375,000

Description

EPC rated: C

Council tax band: C (£1,712 p/yr)

Tenure: Leasehold - lease will be extended to approximately 125 years on completion subject to negotiation

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THE PROPERTY:

The property being sold is a FIRST and SECOND floor maisonette with the added benefit of a GARAGE, parking and TWO DOUBLE BEDROOMS, it has been recently painted and new carpets have also been installed.

The property has its own front door on the ground floor, as such is split over ground, first and second floors.

Internally the floor space is approaching 800 sq ft which is larger than some two-bedroom houses. In fact, as the property has its own front door and is split over three floors with its own internal staircases, it does feel like a house inside.

Describing the property as a flat / maisonette doesn't do it justice. We would strongly advise you have a look at the floor plan to better understand the layout and what the property offers.

Often the second bedroom is a smaller bedroom by quite a margin, but in this instance both bedrooms are similar size doubles and measure almost 15ft each. Many buyers are keen to subsidise their costs by renting the second bedroom. A second bedroom of this size would be very well suited to this purpose.

Here is a list of features you won't see in the images, videos and virtual tour but buyers would be grateful to know:

• Double glazing was installed at the end of 2022 and a FENSA certificate showing building regulations approval is available to buyers when the conveyancing process begins

- The boiler was upgraded in 2021 which we believe still has warranty remaining. This will be available to buyers when the conveyancing process begins
- There is both a gas certificate and electrical certificate in place which will be available to buyers when the conveyancing process begins (commonly buyers choose to undertake their own due diligence testing the gas and electrics installations, however in this instance it may not be necessary as certificates are available from the sellers and could save buyer several hundred pounds)
- The floor was upgraded to engineered wood in 2018
- There is access to the loft via a hatch
- We also believe there is a very healthy sink fund in excess of £50,000 with the management company which offers buyers confidence that the development and building is well funded for maintenance in future

This popular part of Forest Hill SE23 is in proximity to green spaces and the town centre where many amenities are located. We'll provide a brief of the area below, so please read our description to the end.

THE LOCATION:

Located approximately 0.6 miles to Forest Hill station and Sydenham station in the opposite direction, the property is well located for amenities and transport links.

Forest Hill features several small independent high street conveniences including an award-winning butcher, some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern, gastro and family friendly pubs.

The Sylvan Post, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions and craft days.

However, if you require the convenience of a large well known supermarket and other known high street names, you will find Sainsbury's, Boots and WH Smith along the high street too.

SCHOOLS ARE A BIG ATTRACTION IN FOREST HILL:

The property is in proximity of several local schools which have been in Ofsted's top 10%. In our experience, it's unusual to find a property that is located to this many highly-rated schools. Four of those schools are as follows;

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmorie - Public, mixed, primary, rated Ofsted "Outstanding".

Dalmain - Public, mixed, primary, rated Ofsted "Good".

LOCAL TRANSPORT:

Approximately 0.6 miles away in opposing directions, Forest Hill and Sydenham stations offer services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 15 minutes.

Canary Wharf in approximately in 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from along Mayow Road and on the South Circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

LOCAL RECREATION:

Mayow Park, located along Mayow Road (itself is a very popular green space) located in proximity to the property. It's well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill 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 and can be found just beyond the town centre. It's recognized as 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 to name a few, there is always something to enjoy at the Horniman.

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

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

Blythe Hill Fields is also located in to 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. You may look up details about Blythe Hill Fields on their website:

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

Please contact Hunters on 0203 0034089 to obtain more information and book a viewing.

Hunters Estate Agents in Forest Hill have sold several houses and flats in close proximity to Bampton Road SE23 over the last 10 years. The stats from the sale include:

- Offers received for 102% of the guide price
- 17 Viewings
- 10 Offers
- Offers received in 11 days of going to market
- Offer accepted within the first month of going to market
- Hunters also let and manage properties in proximity of Bampton Road