

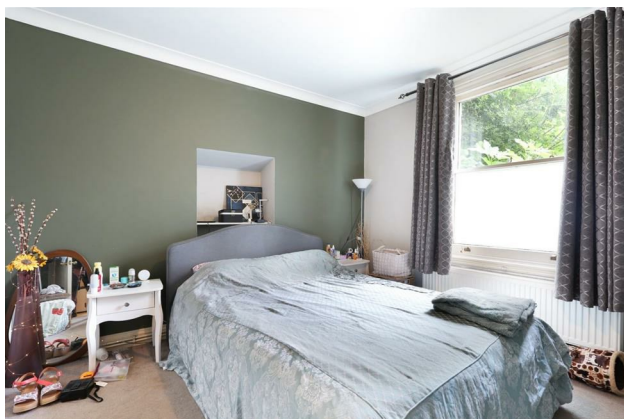
HUNTERS®

HERE TO GET *you* THERE

Ewelme Road, London, SE23 3BH

Guide Price £450,000 to £475,000

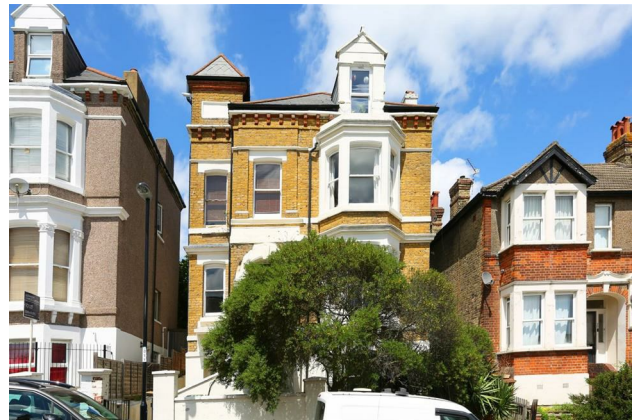
Property Images



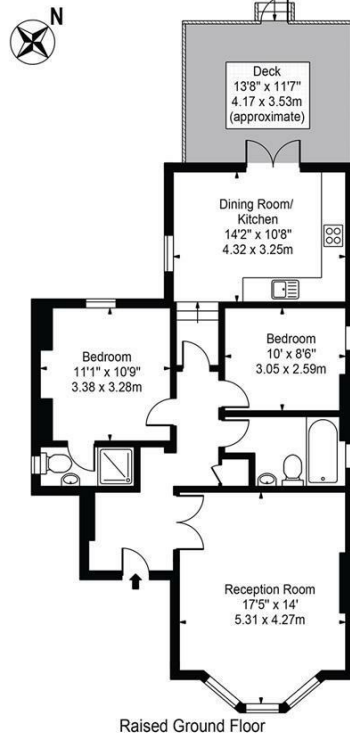
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Property Images



Ewelme Road, SE23 3BH
Approx. Gross Internal Area 807 Sq Ft - 74.97 Sq M

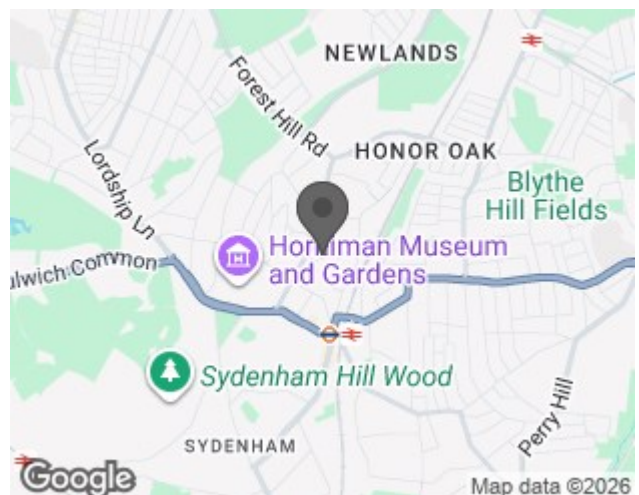


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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 - Conversion Beds: 2 Bathrooms: 2 Receptions: 1
Tenure: Share of Freehold

CHAIN-FREE

Guide Price £450,000 to £475,000

Tenure: SHARE OF FREEHOLD

Hunters are proud to market this two-bedroom Period Conversion Ground-Floor flat deep in the heart of Forest Hill and just a short walk from the station.

The property spanning approximately 807sqft offers two double bedrooms (one en-suite), a family bathroom, a reception room benefitting from high ceilings, sash windows and a decorative fireplace, a separate kitchen/dining room and also its own private decked area. The property retains many Period features throughout and is situated on one of the most sought after roads in Forest Hill.

The property retains many of its original period features including high ceilings and large windows whilst also entertaining more modern features like a recently refurbished kitchen.

• CHAIN-FREE • GUIDE PRICE £450,000 to £475,000 • PERIOD CONVERSION RETAINING FEATURES • TWO BEDROOM TWO BATHROOM • APPROXIMATELY 807 SQFT • PRIVATE DECKED AREA ASWELL AS COMMUNAL GARDENS • IDEAL LOCATION • SEPARATE KITCHEN/DINING ROOM • In proximity of shops, restaurants and amenities • In proximity of schools, parks and green spaces

CHAIN-FREE

Guide Price £450,000 to £475,000

EPC rated: C

Council tax band: C

Tenure: Share of Freehold

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The property is well situated for great social life, recreation (green spaces included) transport and highly acclaimed schools which this description will offer further details on.

HERE IS WHAT THE OWNERS HAD TO SAY:

We like the space it offers, with a very large lounge, two bathrooms and a large kitchen/diner. It benefits from direct outdoor space which feels like a calm little haven. Forest Hill is a great area and very handy for the train.

We have had a new ensuite bathroom.

Reason for selling - we have been renting the property since 2013 as we now live in Yorkshire

THE PROPERTY LOCATION and TRANSPORT:

The property's location is, in our opinion, a premier road in Forest Hill SE23. In our experience, rarely do we find a property located so conveniently for transport, shopping, recreational facilities and schools.

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.

LOCAL SHOPPING AND DINING:

The town centre is approximately 0.2 miles away, 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, deli's and restaurants to name but a few of its excellent amenities. There are dentists and doctor surgeries close by.

The Sylvan Post, a well-known pub, The Signal, Canvas and Cream and Stag and Bow all variously host music events, exhibitions, and craft days. If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich is a short bus ride away.

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 and can be found just beyond the town centre. It is recognized 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 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

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Ewelme 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 to Ewelme Road, SE23.

Verified Material Information

Costs and tenure

Tenure: Share of Freehold

Lease length: 990 years remaining (999 years from 2017)

Service charge: £60 a month

Council tax band: F

EPC rating: C

The building

Detached flat, standard construction

2 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three good, EE good

Parking: On Street

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 (TGL468915):

- The owner cannot sell or transfer the property without the written consent of the mortgage lender, Barclays Bank UK PLC. This is a standard procedure that your solicitor will manage during the closing of the sale.
- The owner must maintain a good and sturdy fence next to the roads.
- No buildings or structures can be put up closer to the road than the established building line, and fences must not be higher than 6 feet.
- Only detached or semi-detached houses are allowed to be built on the land.
- Any buildings erected must have a minimum value of £500, based on historical costs.
- No business, trade, or manufacturing can be carried out on the property.
- The property cannot be used for caravans, huts, or sheds intended for living in.
- The owner must pay for the maintenance of half of the road next to the property until the local council takes over responsibility for it.
- The soil must not be dug up deeper than is needed for building, and the owner cannot make or burn bricks on the land.

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.