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Como Road, London, SE23 2JJ

Guide Price £775,000 to £800,000

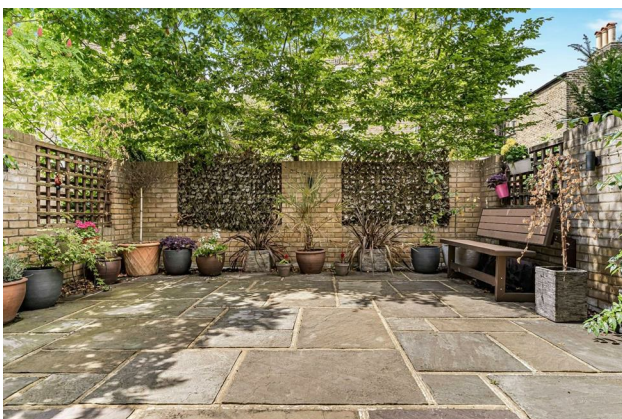
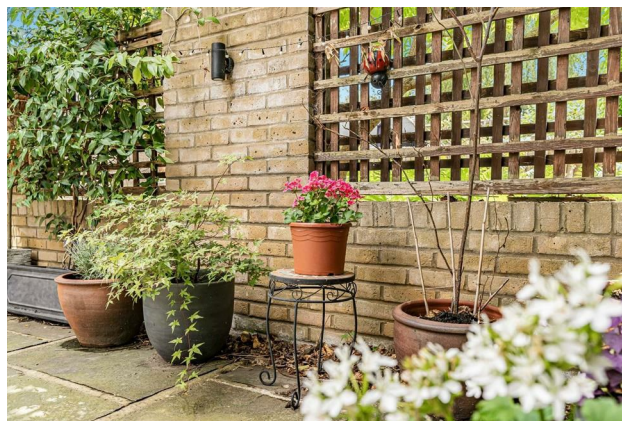
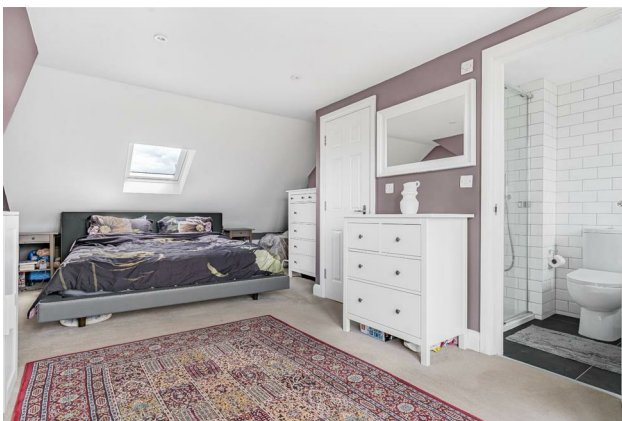
Property Images



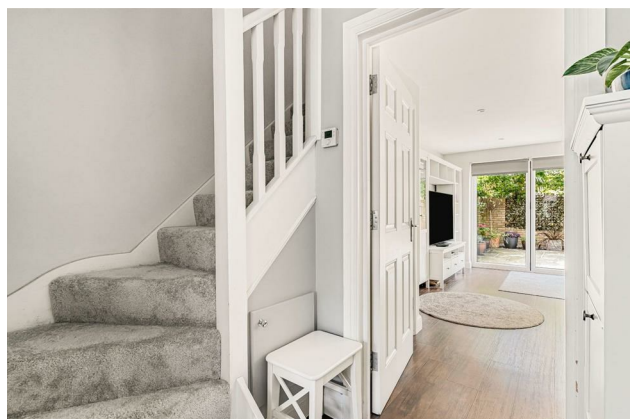
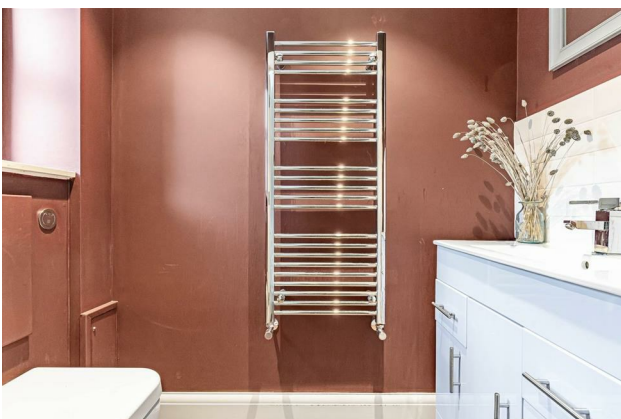
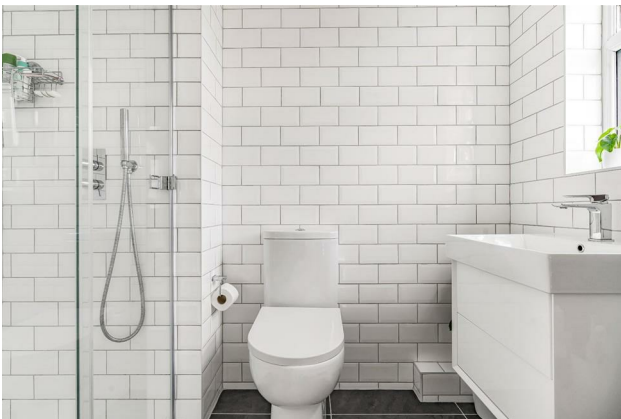
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Approximate Gross Internal Area 1240 sq ft - 115 sq m

Ground Floor Area 456 sq ft – 42 sq m

First Floor Area 456 sq ft – 42 sq m

Second Floor Area 328 sq ft – 31 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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: House - End Terrace Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

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Set on this quiet residential road is this End of Terrace Freehold Period Property offering four double bedrooms and two bathrooms with a separate WC spanning approximately 1,240sqft offering the perfect opportunity for a family looking to buy a forever home in the heart of Forest Hill. The property also benefits from a driveway and a private back garden.

Features

• Guide Price £775,000 to £800,000 • End of Terrace • Four Double Bedrooms • Two Bathrooms and Separate WC • Separate Kitchen and Separate Living Room • Secluded Back Garden • Driveway • Ideal Location • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport, Schools Parks and Green Spaces

EPC - B

COUNCIL TAX BAND D

FREEHOLD

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The ground-floor offers a separate kitchen, downstairs WC and a living room with bi-fold window leading out to the back garden which is well kept and very private.

The first floor is comprised of three double bedrooms and a family bathroom and the second floor gives a master double bedroom (with en-suite) and floor-to-ceiling windows offering panoramic views.

Como Road is ideally located in the heart of Forest Hill and offers a Plethora of shops, restaurants and amenities. The area also benefits from great transport links, good schools and a wealth of parks and green spaces.

Here is what the owners had to say about the property:

We loved moving here to raise our new family, we moved in with a 6 month year old and added another shortly after. They both now attend Kilmore, a primary school we love with a great community. It's a short walk to local parks such as Mayow, and to Forest Hill station to commute to work and to connect with central London. The area feels safe and friendly and we enjoy the close proximity to local restaurants like Pizzarte or a coffee from No. 41.

The road is quiet with windows open in the summer and the house is well insulated in the winter. As a new build we've never had any issues with damp, draughts or rodents. We still love the school, the amenities and the area hence why we are looking to remain in the area.

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:



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



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 and a handy chemist on Perry Vale (5 minutes walk) 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".

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

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

Fairlawn - 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: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: B

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: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Off Street Parking

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

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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.