

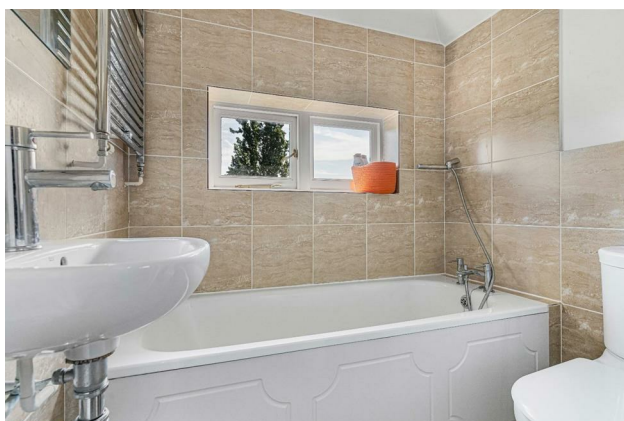
# HUNTERS®

HERE TO GET *you* THERE

**Devonshire Road, London, SE23**

**Guide price £300,000-£325,000**

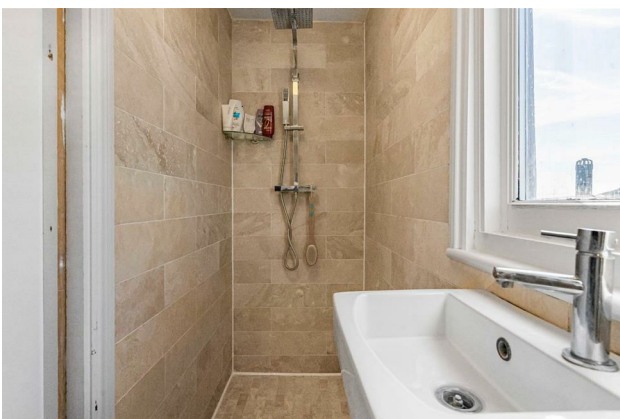
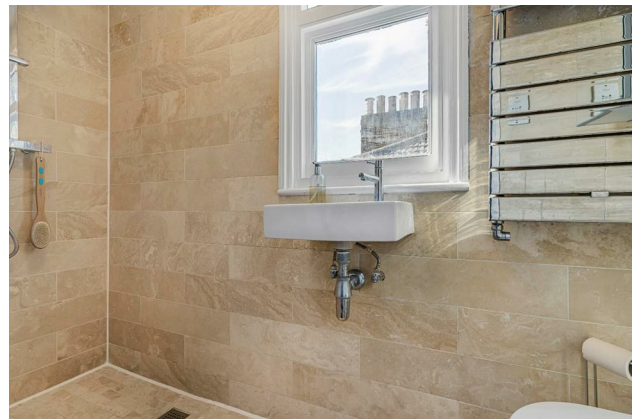
**Property Images**



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## Property Images



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HUNTERS

Devonshire Road, SE23

CAPTURE DATE: 10/12/2021 LASSER SCAN POINTS: 1,153,426

GROSS INTERNAL AREA

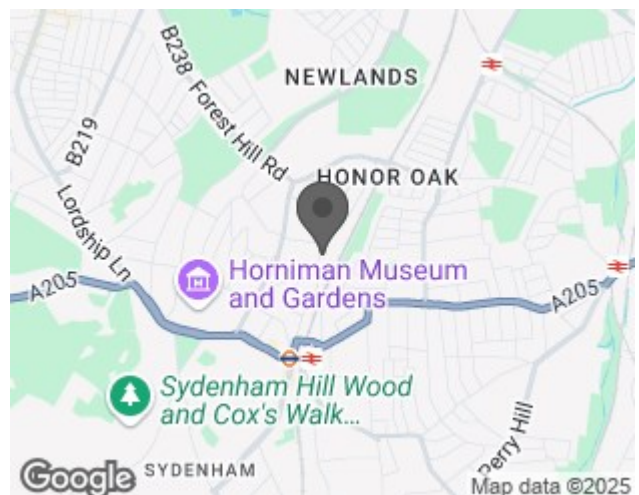
45.78 sqm / 492.77 sqft



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(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: 1 Bathrooms: 2 Receptions: 1 Tenure: Leasehold - Share of Freehold

One bedroom top floor flat set in a semi detached period building in Devonshire Road, London, SE23.

The flat has an open plan lounge/kitchen and features two bathrooms, ensuring convenience. A standout feature of this property is that it is chain free, allowing for a smooth and hassle-free purchase process. Additionally, the share of freehold provides added security and flexibility for future homeowners.

Situated in a desirable location, this home is well-connected to local amenities, parks, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize. With its appealing features and prime location, this property is not to be missed.

## Features

• CHAIN FREE • SHARE OF FREEHOLD • GUIDE PRICE £300,000-£325,000 • EAVES STORAGE • One bedroom • Ensuite shower room and full guest bathroom • Forest Hill station approximately 0.25 miles away • Great location to town centre and amenities • Split level • Period building

Guide price £300,000 - £325,000.

Positioned in a period building with an imposing communal door. The property offers almost 500 sq ft of space. The flat has a split level layout which creates a spacious feel throughout the flat with the benefit of an open plan living space which has views of the Forest Hill nature reserve.

The double bedroom has an en suite wet-room with underfloor heating, in addition to full guest bathroom serving the rest of the property.

The property is also offered with the added benefit of a SHARE OF THE FREEHOLD which is substantially more attractive than many flats which offer leasehold only. This property therefore offers the owners more control and flexibility regarding how works and funds are allocated to the management of the building.

Located on the Honor Oak side of Devonshire Road this property is located approximately 0.25 miles to the station.

Travels times from the station include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

Forest Hill and Honor Oak are known well locally for boutique restaurants and shops.

Some of our favourites include Mama Dough (a sour dough pizza restaurant) and the award winning Babur Indian restaurant, Bona (also serving sour dough pizza) and several popular pubs.

There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Alongside this you'll find a selection of cafés and several leisure facilities including Forest Hill pools, gyms and many green spaces.

Attractions include Blythe Hill Fields which is approximately 0.8 miles away and is known by the locals for its recreational facilities. One such facility is the Trim trail which is an exercise trail.

Verified Material Information

Council Tax band: B

Tenure: Share of Freehold

Lease length: 110 years remaining (125 years from 2010)

Service charge: £600 pa

Lease restrictions: Alienation

Here are the restrictions outlined in the lease:

Building Type Restriction: Only dwelling houses with suitable outbuildings and fences may be built.

Minimum Building Value:

Lots 1–11 and 46–76:

Single house: £400

Semi-detached pair: £800

Lots 12–31:

Single house: £300

Semi-detached pair: £600

Building Setback Requirements (distance from road):

Lots 1–11 and 33–45: 40 feet

Lots 12–31: 25 feet

Lots 46–74: 30 feet

Prohibited Structures: No slaughterhouses or pigsties allowed.

Prohibited Trades/Businesses: No operation of noisy, offensive, or nuisance-causing trades, including:

Butcher

Tripe dresser

Bone boiler

Bellmonger

Tallow melter

Soap boiler

Beer seller

Fencing Rule Exception: If two or more adjoining lots are owned by the same person, no division fence is required between them.

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

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: Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Forest Hill Conservation Area

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: Yes

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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.