

# HUNTERS®

HERE TO GET *you* THERE

**ST Germans Road, London, SE23**

**Guide price £300,000-£325,000**

**Property Images**





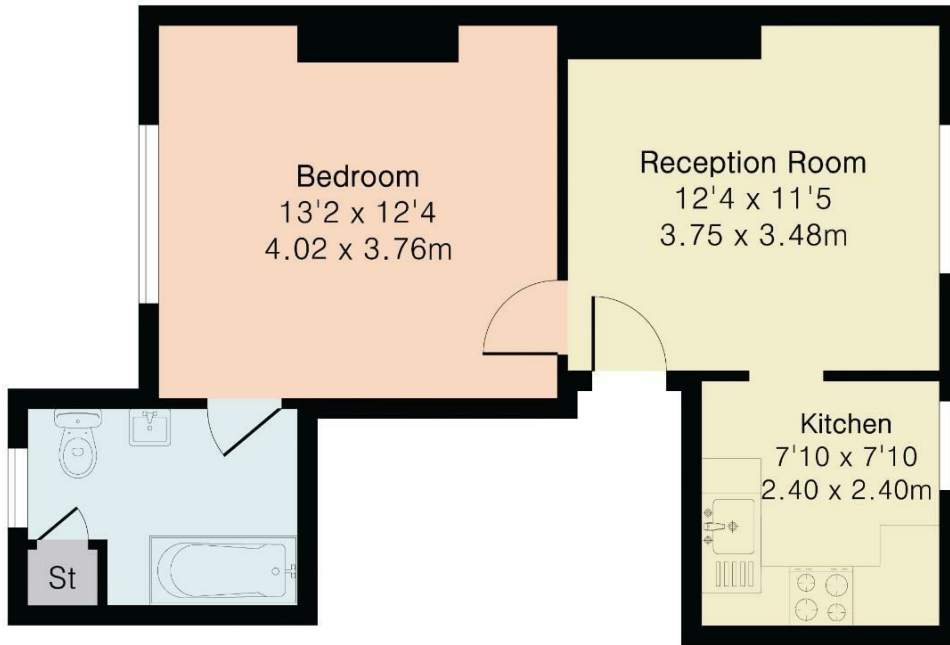
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## Property Images



**Approximate Gross Internal Area 433 sq ft - 40 sq m**

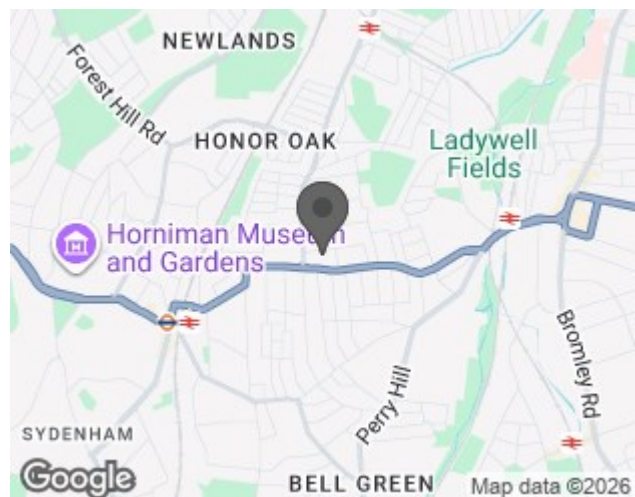


First Floor

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Conversion Beds: 1 Bathrooms: 1 Receptions: 1  
Tenure: Leasehold

Situated on the quiet, residential St Germans Road, this well-proportioned first-floor flat situated in a popular neighbourhood between Honor Oak and Forest Hill.

The property benefits from high ceilings and hardwood flooring, creating a sense of space and character throughout. Well positioned for both local amenities and green space, the flat is just a short walk from Blythe Hill Fields, offering views across London.

Residents enjoy access to a communal garden, ideal for relaxing or socialising, as well as sought-after off-street parking. Commuters will appreciate the proximity to nearby stations, making travel into central London both quick and easy.

With 105 years remaining on the lease, this property represents an excellent opportunity for first-time buyers seeking a peaceful home, or investors looking for a well-located property with strong long-term appeal.

## Features

• GUIDE PRICE £300,000-£325,000 • First floor flat with high ceilings • Hard wood flooring • Access to communal garden • 105 YEARS ON THE LEASE • Quiet residential street between Honor Oak and Forest Hill • Approx 10 minute walk to Blythe Hill Fields • 13 Minute walk to Honor Oak Station, 15 minute walk to Forest Hill Station • Local amenities within easy walking distance  
EPC D

COUNCIL TAX BAND B (£1,660.66)

Guide price - £300,000-£325,000

Situated on a residential road, the apartment is within walking distance of Honor Oak and Forest Hill High Streets and Honor Oak, Forest Hill, Catford Bridge and Crofton Park stations which offer services into central London.

Travel times to destinations from these stations include:

London Bridge - approximately 15 minutes

London Blackfriars – approximately 21 minutes

City Thameslink - approximately 35 minutes

London St Pancras - approximately 32 minutes

London Cannon Street - approximately 30 minutes

London Charing Cross - approximately 28 minutes

A number of bus routes are nearby (122, 171, 185, P4), offering easy access to surrounding areas including Peckham, Brixton and central London.

About the local area:

Honor Oak and Forest Hill offer a vibrant mix of independent cafés, gastropubs, restaurants, cocktail bars and boutiques, alongside well-known supermarkets including Sainsburys and Tesco. Other local amenities include leisure facilities, public libraries and museums.

Locally, there are numerous points of interest including:

- The Horniman Museum and Gardens which host regular events including a farmer's market and live music: <http://www.horniman.ac.uk/>
- Blythe Hill Fields is located nearby with spectacular views over London and an exercise trail. It also hosts local events. <http://www.blythehillfields.org.uk/index.htm>
- NHS doctors' surgery on the corner of St German's Road, with a chemist located next door and a post office nearby.
- • Highly regarded local schools, including Kilmore and Rathfern Primary Schools (rated Outstanding by OFSTED), and St Dunstan's College

Please contact Hunters to arrange your viewing.

Hunters estate agents Forest Hill have sold several houses and flats on St Germans Road Road in SE23 over the last 10 years. The stats from a sale include:

- Offers received for 6.7% above the bottom of the guide price
- 21 viewings
- 7 offers received (33% of offers were received compared to viewings!)
- Offers received in 21 days of going to market
- Hunters also let and manage properties on St Germans Road

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 105 years remaining (125 years from 2006)

Ground rent: £250 pa

Service charge: £1700 pa

Property type: Flat

Property construction: Standard 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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal and Off Street

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.



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