

# HUNTERS®

HERE TO GET *you* THERE

Hurstbourne Road, London, SE23 2AA

£500,000 to £550,000

Property Images



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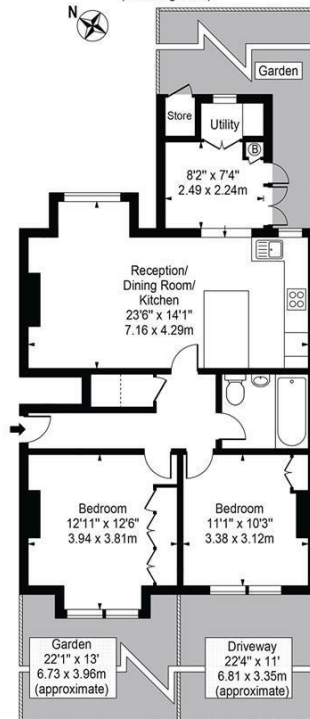
## Property Images



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Hurstbourne Road, SE23 2AA  
Approx. Gross Internal Area 793 Sq Ft - 73.67 Sq M  
(Excluding Store)



Ground Floor

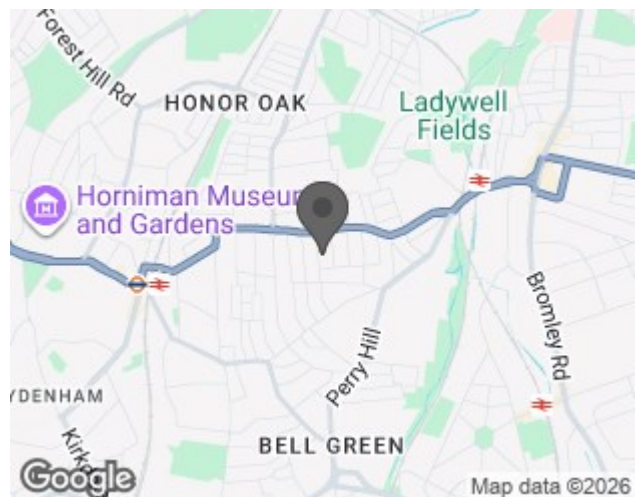
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 65                         | 77        |
| (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<br>2002/91/EC |           |

## Map



## Details

Type: Flat - Conversion Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Guide Price £500,000 to £550,000

A Two-Bedroom Apartment in a Period Conversion on a sought after road in Forest Hill.

The property benefits from nearly 800sqft of living space and incorporates two-double bedrooms, an open-plan living room/kitchen/dining room, a family bathroom, a separate utility room, a well kept private back garden, private parking on the driveway and a front garden

In proximity of Hurstbourne Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

## Features

• GUIDE PRICE £500,000 TO £550,000 • PERIOD CONVERSION • TWO-BEDROOM APARTMENT • OPEN-PLAN LIVING ROOM/KITCHEN/DINING AREA • PRIVATE BACK GARDEN • OFF-STREET PARKING • FAMILY BATHROOM • IDEAL LOCATION • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC D

COUNCIL TAX BAND C

LEASEHOLD

Guide Price £500,000 to £550,000

Now available is this well-proportioned 2-bedroom apartment within this Period Conversion on this quiet and tranquil road.

The property spans approximately 793 sqft of living space and offers two double bedrooms, a family bathroom, an open-plan living room and kitchen and also an additional utility room leading to its own private garden. Also there is a front garden and section of driveway which provides private parking.

In proximity of Hurstbourne Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

Here is what the owner said:

We love the area, favourite spots are Marchetti cafe, the Perry Hill Pub, Blythe Hill Fields and the Horniman. We love how light the flat is, the daylight in the morning in the kitchen is lovely! The windows in the bedroom were new in December 2025. Having a front and back garden plus a driveway in London is a bit of a bargain also.

## 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



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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

## TRANSPORT

Train stations are located approximately 0.5 miles from the property and offer some of the following travel times to central London stations:

Canada Water in approximately 12 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 end of Hurstbourne Road (2 mins walk according to Google) on the South Circular, which also runs along Blythe Vale (opposite end to where the house is located). For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the end of Hurstbourne Road.

## 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'Oculito (Spanish wine bar and dining).

The award-winning traditional pub Blythe Hill Tavern (approx. 0.3 miles away) 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 (approximately 0.5 miles way) was refurbished 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, 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 on the corner of St German's Road (located off the south circular), with a handy chemist located next door and a post office on the south circular.

## 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:

The local area benefits from the Ravensbourne Linear Park which leads through woodland and river walks to Sainsbury's Sava Centre.

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

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.

Please contact Hunters to arrange your viewing.

Hunters estate agents Forest Hill have rented several houses and flats near Hurstbourne Road, SE23 over the last 10 years. The stats from a sale include:

- Offers received for 100.91% of the guide price
- 17 viewings
- 3 offers received (17.64% of offers were received compared to viewings!)
- Offers received in 12 days of going to market
- Offer accepted on the 20th day of going to market

Hunters let and manage properties close to Hurstbourne Road, SE23

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 964 years remaining (999 years from 1991)

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 - Great, Three - Good, EE - Good

Parking: Driveway, On Street, and Private

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: Lateral living

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.