

# HUNTERS®

HERE TO GET *you* THERE

**HILLCOURT ROAD, LONDON, SE22 0PE**

**£275,000 TO £325,000**

**Property Images**





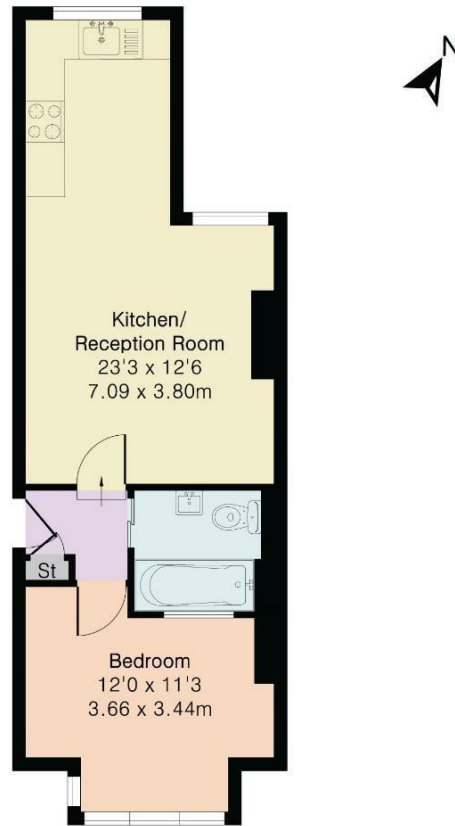
# HUNTERS®

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## Property Images



Approximate Gross Internal Area 427 sq ft - 40 sq m



Ground 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>	74	80
(55-68) <b>D</b>		
(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: Apartment - Conversion Beds: 1 Bathrooms: 1 Receptions: 1  
Tenure: Leasehold

## CHAIN-FREE

Guide Price £275,000 to £300,000

Set on the ground-floor of this Period Conversion is this one-bedroom apartment on Hillcourt Road in the heart of Dulwich. The location offers a quiet residential road and the property internally spans around 427sqft. The layout consists of a well-sized open-plan living and kitchen, a family bathroom and a double bedroom. Other benefits include allocated parking.

### Features

• CHAIN-FREE • GUIDE PRICE £275,000 TO £300,000 • LEASEHOLD • PERIOD CONVERSION • APPROX 427 SQFT • ONE BEDROOM • OPEN-PLAN LIVING ROOM/KITCHEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

## CHAIN-FREE

Council Tax band: B

EPC: C

Tenure: Leasehold

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

Spacious Open Plan, Parking Included, Secluded but has easy access to transport and local shops, restaurants and transport

The property is well located for East Dulwich and North Dulwich Train Station which both serve London Bridge and East Croydon.

There are a wide range of buses locally which allow access to Peckham Rye, Forest Hill and Denmark Hill offering easy access to nearly any of London main station including Canary Wharf, London Victoria and London Blackfriars.

## PARKS AND GREEN SPACES

There is an abundance of Parks and Green Spaces to be enjoyed locally including:



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



Dulwich Park  
Peckham Rye Park and Common  
The Horniman Museum and Gardens  
Brockwell Park

#### LOCAL RESTAURANTS AND AMENITIES

Locally Dulwich offers some of the most sought-after restaurants including:

The Broadcaster White City  
Deli Twenty Two  
The Plough Café  
Café Norris and Knight  
Kartuli – A Unique Georgian Restaurant  
Harris Kitchen

Lordship Lane comprises of a range of local independent boutique shops, independent smaller supermarkets/off-licenses and also a Sainsbury's Superstore. There is very little you cannot find here.

Local Schools Include:

Alleyns  
St Anthony's Primary  
Goodrich Primary  
Heber Primary  
Harris Boys and Girls Academy

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 178 years remaining (189 years from 2014)

Service charge: £560 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

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 - Good, Three - Great, EE - Great

Parking: Allocated

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: Yes