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HERE TO GET *you* THERE

Deans Gate Close, London, SE23 2XX

Guide Price £280,000 to £325,000

Property Images

















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Property Images



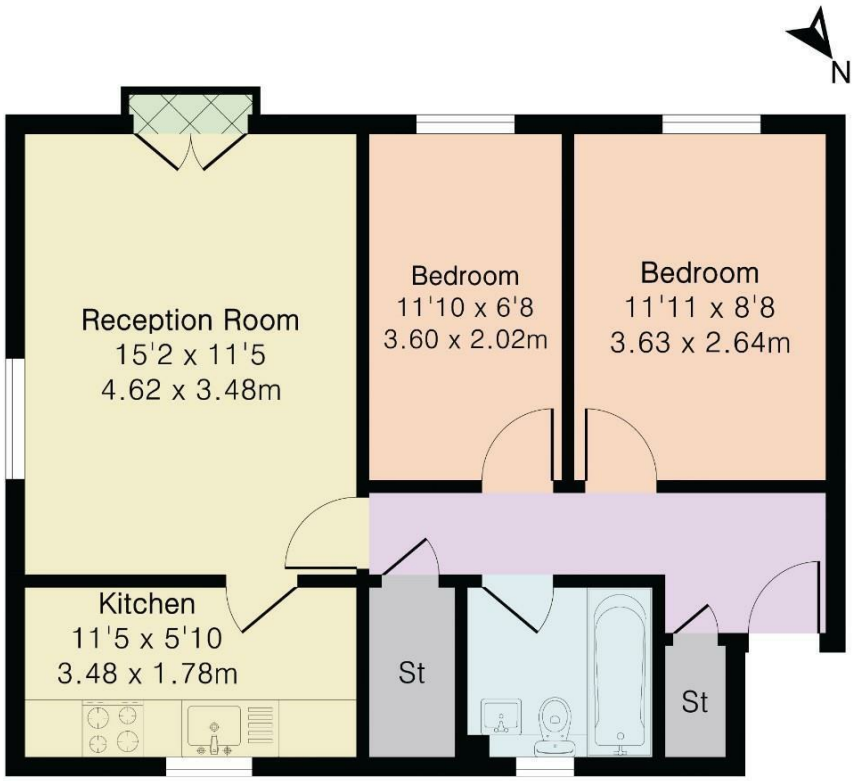




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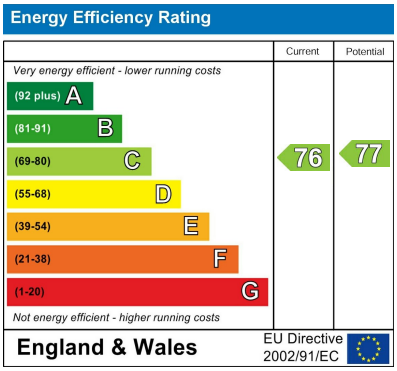
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Approximate Gross Internal Area 576 sq ft - 53 sq m



Ground Floor

EPC



Map



Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

GUIDE PRICE £280,000 TO £300,000

CHAIN-FREE

EXTENDED LEASE UPON COMPLETION

A well-presented two-bedroom apartment spanning approximately 576sqft in the heart of Forest Hill. The property consists of two double bedrooms, a separate kitchen, a family bathroom and a living room.

The property has been recently refurbished and also comes with a new lease of 125 years, a parking space, a garage and is an ideal opportunity for a First Time Buyer looking for their new home.

Features

• GUIDE PRICE £280,000 TO £300,000 • CHAIN-FREE • EXTENDED LEASE UPON COMPLETION • PURPOSE BUILT DEVELOPMENT • GARAGE AND PARKING SPACE • RECENTLY REFURBISHED • APPROXIMATELY 576 SQFT • TWO BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

GUIDE PRICE £280,000 TO £300,000

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The property has been recently refurbished and also comes with a new lease of 125 years, a parking space and a garage.

Deans Gate Close is ideally located for easy access to shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

An ideal acquisition for a First-Time Buyer looking for their first home.

THE LOCATION:

Located approximately 0.6 miles to Forest Hill station and Sydenham station in the opposite direction, the property is well located for amenities and transport links.

Forest Hill features several small independent high street conveniences including an award-winning butcher, some fantastic cafes, several boutique shops selling clothing and furniture as well as a few great modern, gastro and family friendly pubs.

The Sylvan Post, Canvas and Cream and Stag and Bow all variously host, music events, exhibitions and craft days.

However, if you require the convenience of a large well known supermarket and other known high street names, you will find Sainsbury’s, Boots and WH Smith along the high street too.

SCHOOLS ARE A BIG ATTRACTION IN FOREST HILL:

The property is in proximity of several local schools which have been in Ofsted's top 10%. In our experience, it’s unusual to find a property that is located to this many highly-rated schools. Four of those schools are as follows;

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmorie - Public, mixed, primary, rated Ofsted "Outstanding".

Dalmain - Public, mixed, primary, rated Ofsted "Good".

LOCAL TRANSPORT:

Approximately 0.6 miles away in opposing directions, Forest Hill and Sydenham stations offer services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 15 minutes.

Canary Wharf in approximately in 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from along Mayow Road and on the South Circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

LOCAL RECREATION:

Mayow Park, located along Mayow Road (itself is a very popular green space) located in proximity to the property. It's well known for its café as well as a bowling green, outdoor gym, water feature, nature reserve, tennis courts, cricket pitch and meadow area to name a few highlights.

Off the high street in Forest Hill town centre you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools is known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events, such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located in to local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit.

Please contact Hunters on 0203 0034089 to obtain more information and book a viewing.

Hunters Estate Agents in Forest Hill have sold several houses and flats in close proximity to Deans Gate Close, SE23 over the last 10 years. The stats from the sale include:
• Offers received for 102% of the guide price
• 17 Viewings
• 10 Offers
• Offers received in 11 days of going to market
• Offer accepted within the first month of going to market
• Hunters also let and manage properties in proximity of Deans Gate Close

Hunters also let and manage many properties close to Deans Gate Close, SE23.

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 84 years remaining (125 years from 1985)
Ground rent: £100/year
Service charge: £2,103/year
Council tax band: C
EPC rating: C

The building
End-terrace flat, standard construction

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating

Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE great
Parking: Allocated
In a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (SGL446714):
- The property must be used as a private home only. No trade, business, or manufacturing is allowed to be carried out on the land.
- The owner must not display any advertisements, placards, or bills on the property.
- The owner must not do anything on the land that could be considered a nuisance, annoyance, or disturbance to the neighbours or the local area.
- If the property is converted into flats, it must not be used for more than two separate units.
- Any plans for new buildings or changes to the appearance of the property must be approved by a surveyor before work begins.
- There are historical rules limiting the type and minimum cost of buildings that can be erected on the land.
- The owner may be required to pay a fair share towards the repair and maintenance of private roads, footpaths, sewers, and drains until they are taken over by the local council.
- The property cannot be sold or transferred without the written consent of the mortgage lender, which is a standard procedure to ensure the mortgage is paid off during the sale.
- The property cannot be sold or transferred if doing so would break specific rules set out in the lease.
No environmental risks recorded

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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.