

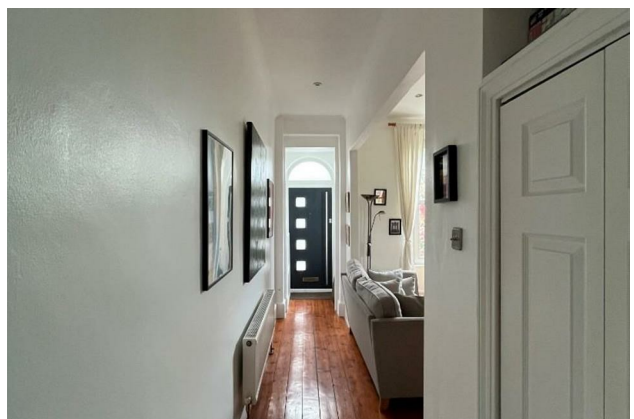
# HUNTERS®

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**Stanstead Road, London, SE23**

**Guide Price £475,000 to £500,000**

**Property Images**

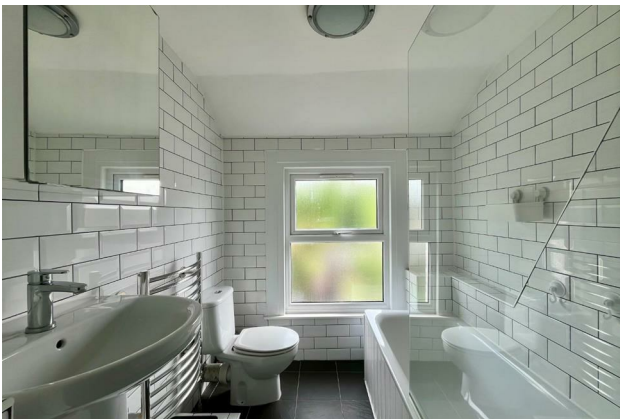




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## Property Images



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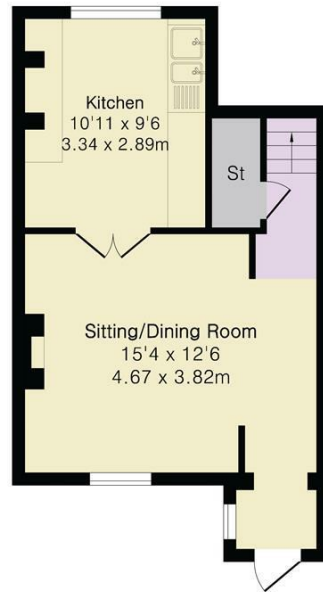
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Property Images

**Approximate Gross Internal Area 780 sq ft - 73 sq m**

Ground Floor Area 351 sq ft – 33 sq m

First Floor Area 429 sq ft – 40 sq m



Ground Floor

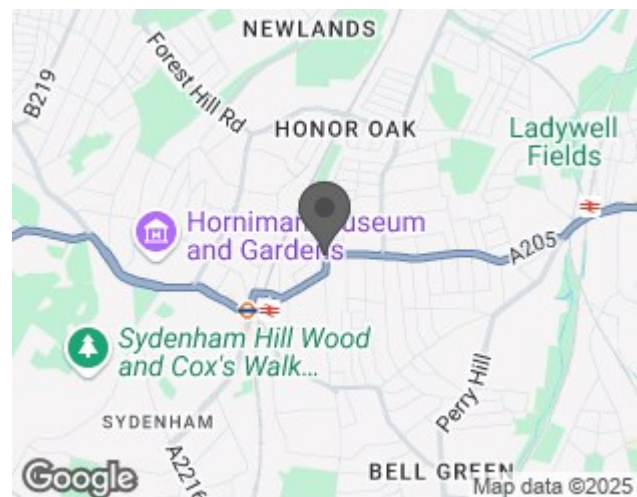


First Floor

## 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>		79
(55-68) <b>D</b>	65	
(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 Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Guide price £475,000 to £500,000. Split over ground and 1st floors of this period building, approaching 800 sq ft of space, TWO DOUBLE BEDROOMS (one over 15 ft), semi open plan kitchen living area approximately 26 ft, great position for transport, recreation, shops and schools

## Features

- Split level period maisonette • Circa 780 sq ft over ground and first floors • Two double bedrooms • Semi open plan kitchen living room • Fireplace • In proximity to town centre • In proximity to highly acclaimed schools • In proximity to amenities • Own front door • Guide price £475,000 to £500,000

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

## THE PROPERTY

The property is situated on the ground floor and first floor of a period building, offers approximately 780 sq ft of space and has its own front door (no communal hallway).

With two double bedrooms (one over 15ft) and a semi open-plan kitchen living area, this layout spread over two floors feels like a house inside.

The property is well located for great social life, recreation (green spaces included) transport and highly acclaimed schools which this description will offer further details on.

The sellers have stated the following to us about what they have enjoyed during their time in the property. We think this is a great summary and many of our clients selling locally make similar comments:

"We love the high ceilings, big windows and lots of daylight, our own front door, big kitchen and open plan living, lots of on-street parking, split level, the proximity to transport links (train, overground and bus), fantastic green spaces and great cafes, coffee shops, restaurants and pubs close by."

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

You can read more about the Horniman museum here:

<http://www.horniman.ac.uk/>

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894. <https://www.thewoodhousedulwich.co.uk/>

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

You can read more about the golf club here:

<http://www.dulwichgolf.co.uk/>

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. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

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

Local popular cafes for lighter dining and coffee include: St Davids and Canvas & Cream which also hosts events and art studios

The award-winning traditional pub Blythe Hill Tavern 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 was refurbished recently and is a popular gastropub with a beer terrace 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, Beckenham, 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), a handy chemist and a post office on the south circular.

## TRANSPORT

Several train stations are in proximity of the property and offer some of the following travel times to central London stations. These stations include Forest Hill, Honor Oak and Crofton Park as well as Catford.

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 South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

## 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:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary, rated OFSTED "Outstanding".

Kilmorie - State, mixed, primary, rated OFSTED "Good".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawn - State, mixed, primary, rated OFSTED "Good".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

Please contact Hunters to arrange your viewing.

Verified Material Information:

Council tax band: C

Tenure: Share of Freehold

Lease length: 89 years remaining (125 years from 1989)

Service charge: £780 pa

Property type: Maisonette

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: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: On 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.