

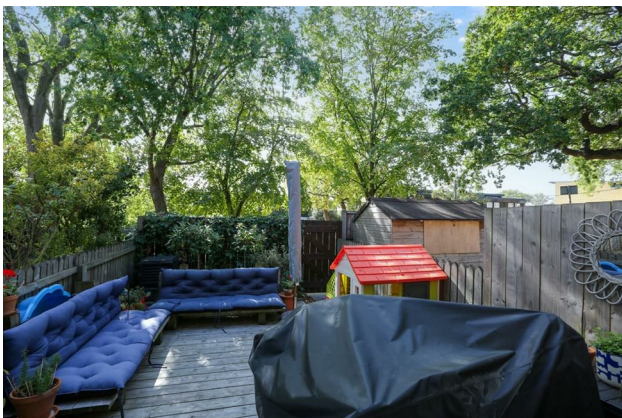
HUNTERS®

HERE TO GET *you* THERE

Brockley Park, London, SE23

Guide price £500,000 to £525,000

Property Images



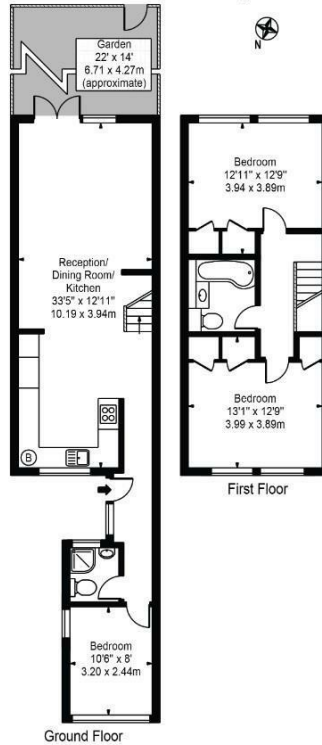
Property Images



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Brockley Park, SE23 1PS
Approx. Gross Internal Area 1030 Sq Ft - 95.69 Sq M



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) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

GUIDE PRICE £500,000 TO £525,000. CHAIN FREE - FREEHOLD - 3-bed, 2-bath home over 1,025 sq ft on a premier Honor Oak road, with OFF-STREET PARKING and a private SOUTH-FACING GARDEN as well as ACCESS TO PARK AT REAR VIA GARDEN GATE. Two stations in proximity - London Bridge approx 15 mins.

Features

• GUIDE PRICE £500,000 TO £525,000 • 3 bedrooms AND 2 bathrooms • OFF STREET PARKING • Southerly facing rear garden AND DIRECT ACCESS TO PARK AT REAR VIA GARDEN GATE • Approximately 0.4 mile from Honor Oak Park station • Blythe Hill fields in proximity • Local highly regarded schools in proximity • Over 1025 sq ft of space • CHAIN FREE • In proximity of cafes, restaurants and other other amenities

FREE conveyancing quotation via Hunters - ask a team member to help.

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

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THE HOUSE and THE LOCATION:

Undoubtedly one of the greatest selling points of this house is the location.

Sitting on the sought-after Honor Oak / Forest Hill borders, the property offers over 1,025 sq ft of accommodation with three bedrooms and two bathrooms, plus two features buyers consistently ask for and rarely find together: OFF-STREET PARKING and a private, SOUTH-FACING rear garden.

The house sits on Brockley Park - a premier road in the area and is being offered CHAIN FREE.

Just moments away, Blythe Hill Fields is one of South East London's best-kept secrets: an open green space famous for its panoramic views across the City and Canary Wharf skyline. It's a favourite spot for sunsets, dog walking and weekend strolls, and its Trim trail and community events are exactly the kind of thing that turns a postcode into a neighbourhood. You can read more at:

blythehillfields.org.uk

A WORD FROM THE OWNERS:

"What we've loved most is the private garden and the easy access to the green space right behind it - it became an extension of our own garden and is fabulous for families. The two upstairs bedrooms are a great size, and the downstairs bedroom and bathroom were perfect for guests. The open-plan kitchen, dining and living area with French doors onto the garden was a joy in summer. Add the off-street parking, brilliant bus and Overground links, great coffee shops, a green grocer, the best local pubs, and loads of nurseries and schools nearby - it's been a wonderful place to call home."

PROPERTY UPGRADED:

Off-street parking relaid
Oak flooring throughout, with new carpet to all three bedrooms



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Redecorated (2021)
Appliances replaced (2021)
Upstairs windows and blinds (2021)
Replaced rear deck and perimeter fencing

LOCAL SCHOOLS:

If schools and transport top your list, this location delivers - but it has far more to offer besides, in cafés, boutique shops and places to eat. We'd genuinely encourage buyers to come and spend an hour here: grab a coffee, wander the streets, and get a feel for the community when you view.

The property is in proximity to several of the area's most sought-after schools, a number of which have previously been rated "Outstanding" by Ofsted. According to locrating.com, it also falls within the catchment of both Harris Boys' and Harris Girls' Academy East Dulwich. (We'd always recommend confirming current catchments and admissions directly with the schools and the local authority.)

LOCAL TRANSPORT, DINING OUT, AND OTHER RECREATION IN PROXIMITY:

Honor Oak Park station - approximately 0.4 miles from the property - puts central London within reach, on both the London Overground (Windrush line) and Southern services, in Zone 3. Approximate journey times include:

- London Bridge in approximately 15 minutes
- London Victoria in approximately 35 minutes
- Canary Wharf in approximately 24 minutes

The Overground also links you directly to Canada Water, Shoreditch and Highbury & Islington, and Forest Hill station is a second option in proximity - so you're rarely more than a few minutes from a train.

When it comes to eating out, you are spoilt. Local favourites include Mama Dough (excellent sourdough pizza) and the award-winning Babur - a modern Indian restaurant that has drawn diners from across London for decades and recently took Fine Dining Restaurant of the Year at the Asian Curry Awards. There is the Honor Oak gastro pub, a growing crop of independent cafés and shops, and Le Querce, a much-loved, family-run Sardinian restaurant serving beautifully authentic traditional dishes.

For the outdoors, One Tree Hill - just at the top of Honor Oak Rise - rewards the short climb with some of the finest views across London and the city skyline. And the celebrated Horniman Museum and Gardens is close by, with its award-winning gardens, farmers' market and regular live music and events - a weekend fixture for many local families:

horniman.ac.uk

Please contact us if you would like any further information, or to arrange a viewing.

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: C
EPC rating: C

The building

Mid-terrace house, non-standard construction (Timber frame walls with timber upper and and fibre board lower cladding. Felt on timber roof.)

3 bedrooms

Accessibility adaptations: None

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 good, Vodafone good, Three good, EE good

Parking: Off Street, Private, and Driveway

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 (TGL18468):

- The property is subject to restrictive covenants (rules that limit what can be done with the land) mentioned in a Deed from 1878. The specific details of these rules were not provided to the Land Registry when the property was first registered.

- There are restrictive covenants contained in a Transfer document dated 6 March 1989 between the local council and the previous owners.

- The current owner has signed an indemnity covenant, which is a formal legal promise to take responsibility for following the rules and obligations mentioned in the property's legal records.

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.