

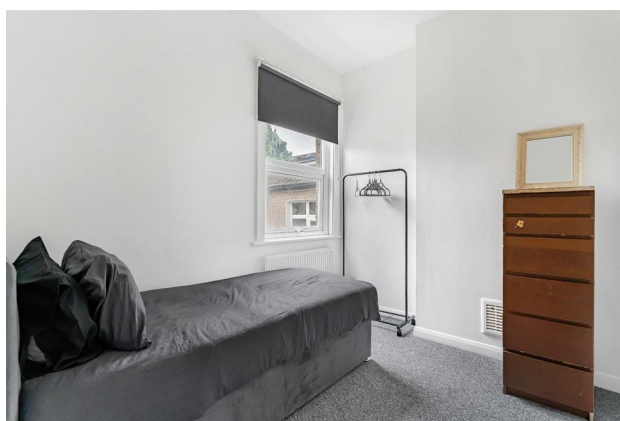
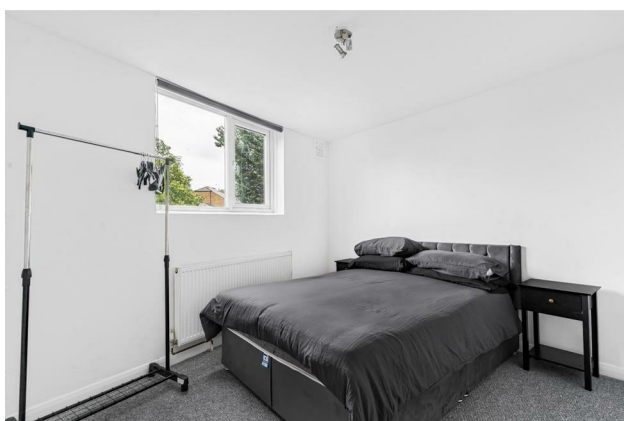
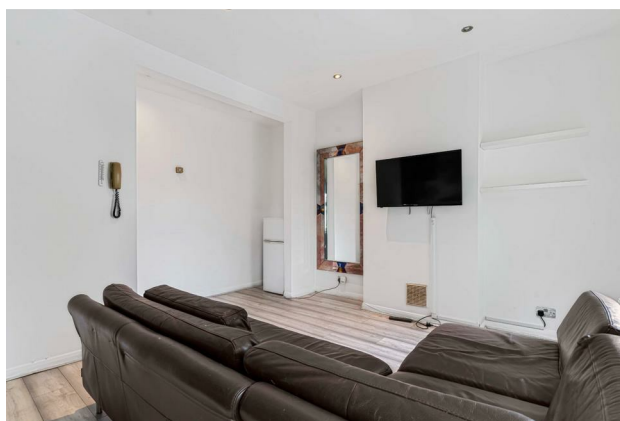
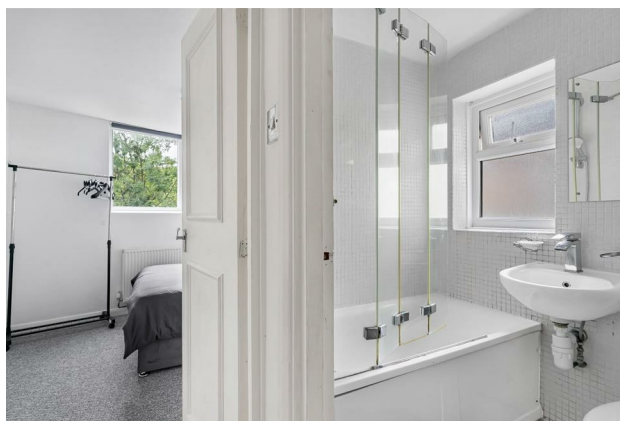
# HUNTERS®

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**Kangley Bridge Road, London, SE26 5BA**

**Guide Price £300,000 to £325,000**

**Property Images**

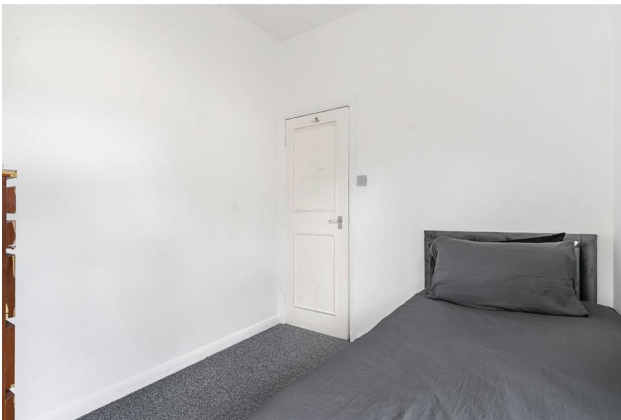




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## Property Images

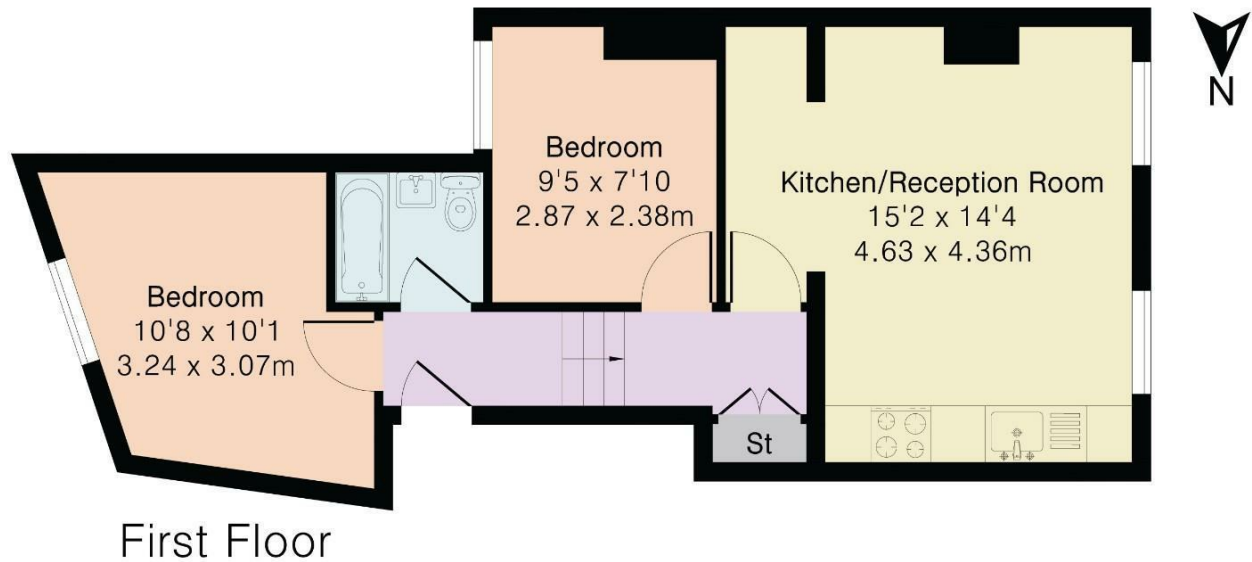


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## Property Images

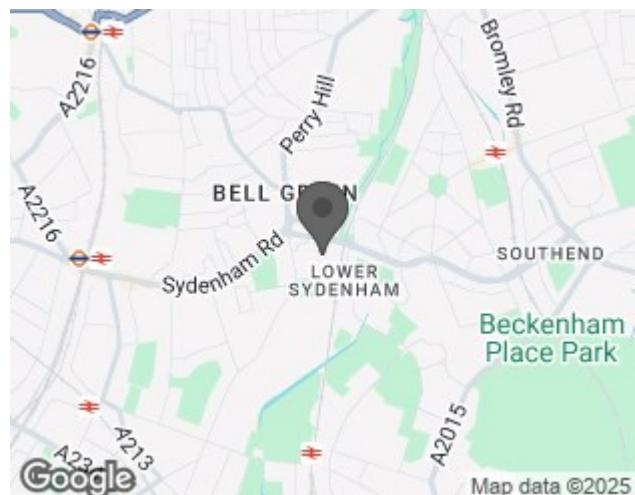
**Approximate Gross Internal Area 462 sq ft - 43 sq m**



## 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>		72
(55-68) <b>D</b>	55	
(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 Receptions: 1 Tenure: Leasehold

Guide Price £300,000 to £325,000. If you're seeking a property well located for schools, shops and transport this should certainly be a consideration. The flat offers over 460 sq ft of space, a private garden, two double bedrooms and an open plan living space. It's situated on the first floor of the building and has a split-level landing.

## Features

• CHAIN-FREE • Guide Price £300,000 to £325,000 • Two Bedrooms • Private Section of Garden • Open-Plan Living Room/Kitchen • Family Bathroom • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport Links • In Proximity of Schools • In Proximity of Parks and Green Spaces

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

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## THE LOCATION AND LOCAL CONVENIENCES

The property is approximately a quarter of a mile to many facilities.

The conveniences of Bell Green retail park and the Sainsbury's Savacentre is also approximately 0.2 miles away.

The retail Park is a recent addition to the Bell Green area and features stores such as Next, B&Q, Costa, Aldi, Currys and PC World, Halfords, Pets at Home, Mercedes Benz, Sports Direct and a drive through McDonalds.

## TRAVEL

Lower Sydenham station is located approximately 0.3 mile from the property offers some of the following travel times:

Charing Cross in approximately 26 minutes

Canary Wharf in approximately 36 minutes

## LOCAL RECREATION:

Mayow Park located along Mayow Road is a very popular green space located in proximity of the

house. 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.

Forest Hill a nearby town is extremely popular. 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.

You can read more about the Horniman museum and gardens here:

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

Please contact Hunters for more information and to arrange your viewing.

Verified Material Information

Council tax band: Not banded

Tenure: Leasehold

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

Property type: Maisonette

Property construction: Standard undefined construction

Energy Performance rating: No Certificate

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: FTTC (Fibre to the Cabinet)

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

Parking: Driveway and Off Street



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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.