

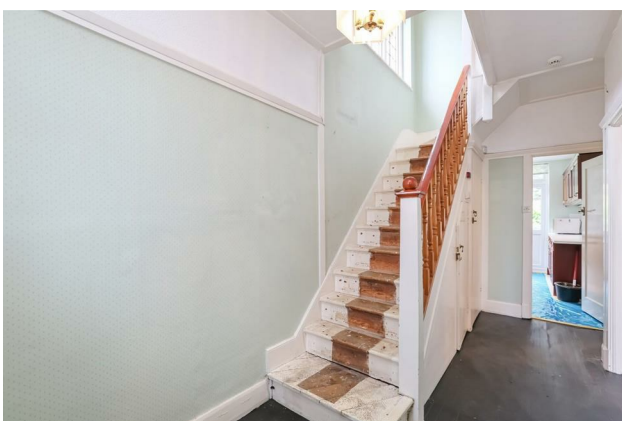
HUNTERS®

HERE TO GET *you* THERE

Ringmore Rise

Guide Price £950,000 - £1,000,000

Property Images



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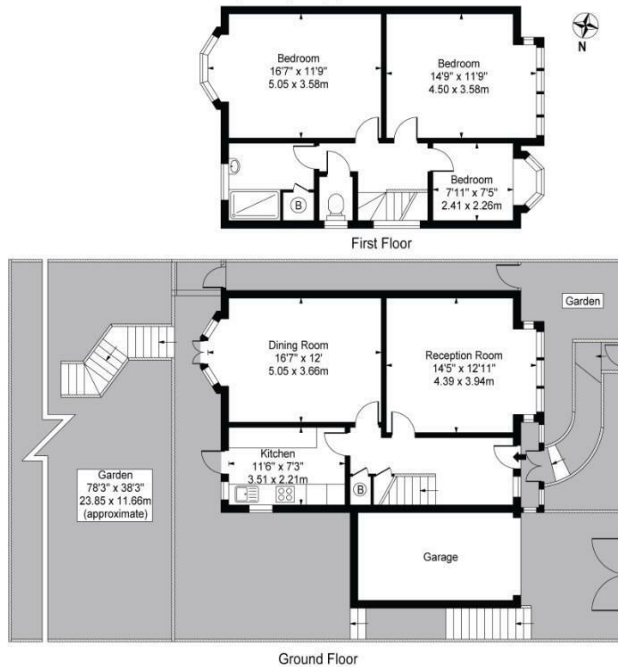


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Ringmore Rise


Approx. Gross Internal Area 1168 Sq Ft - 108.51 Sq M
(Excluding Garage)



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 | | 76 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 50 | |
| (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: 1 Receptions: 2 Tenure: Freehold

Features

• DETACHED HOUSE • 3 bedrooms • Garage • 2 RECEPTION ROOMS • In need of modernisation • Ideal for a family • CHAIN FREE

A 3 bedroom, 2 reception room detached house with a garage on Ringmore Rise in SE23 offers a perfect balance of suburban tranquillity, views, and proximity to urban conveniences. The house is in need of updating and would be ideal for a family.

EPC TBC

COUNCIL TAX BAND E

FREEHOLD

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PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.
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Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle. Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

Ringmore Rise is situated just a short walk from the Horniman Museum and Gardens, a beloved local landmark. The museum itself is known for its diverse collection of anthropology, natural history, and musical instruments. Surrounding the museum, the expansive gardens offer views across London, nature trails, a butterfly house, and a charming Victorian conservatory. It's a peaceful spot that offers both cultural and outdoor experiences for families and nature enthusiasts. Other nearby green spaces include Dulwich Park and Sydenham Hill Wood, both offering beautiful walking paths, woodlands, and play areas. Sydenham Wells Park is another local gem. The abundance of nearby parks makes this area perfect for residents who enjoy spending time in nature or engaging in outdoor exercise.

One of the standout features of Ringmore Rise is the views it offers. Thanks to its elevated position, many houses on the street boast panoramic views of the London skyline, with landmarks like The Shard and St. Paul's Cathedral visible in the distance.

Ringmore Rise is well connected, Forest Hill Station offers Overground services that connect to Canada Water, Shoreditch, and Highbury & Islington, making it easy to reach central and East London. National Rail services from the same station can take you into London Bridge in under 15 minutes. Additionally, several bus routes serve the area, linking to nearby neighbourhoods like Dulwich, Peckham, and Sydenham.

Forest Hill's high street is in proximity and features a variety of independent shops, cafes, and restaurants. Popular spots like Canvas & Cream and the Butchery reflect the area's artistic and foodie culture. Sainsbury's in Forest Hill provides convenient grocery shopping, while Lordship Lane in nearby East Dulwich offers an excellent selection of boutique shops, restaurants, and bars. The neighbourhood provides both daily essentials and charming spots for leisurely outings.

Ringmore Rise is in the catchment area for some of the best schools in the area, making it an excellent choice for families. Fairlawn Primary School and Horniman Primary School are highly rated options for younger children.

For secondary education, Sydenham School (for girls) and Forest Hill School (for boys) are well-regarded state schools nearby. In addition, several excellent private schools are within easy reach, including Alleyn's School, James Allen's Girls' School, and Dulwich College.

Verified Material Information

Asking price: Guide price £950,000

Council tax band: E

Council tax annual charge: £2490.86 a year (£207.57 a month)

Tenure: Freehold

Property type: House

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Garage, Driveway, Gated, Off Street, On Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access shower

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: No Certificate

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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.