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Stanstead Road, London, SE23 1HG

Guide Price £375,000 to £400,000

Property Images

















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Property Images







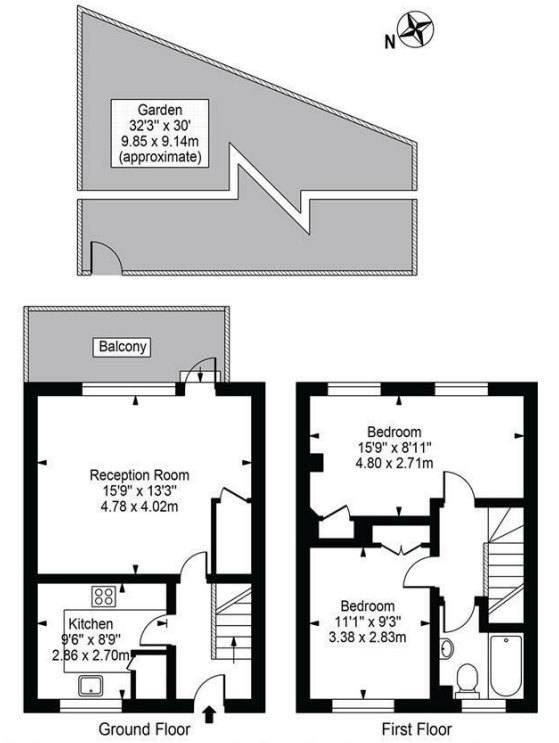


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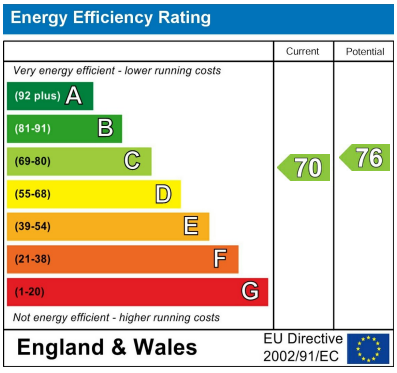
Stanstead Road, SE23

Approx. Gross Internal Area 703 Sq Ft - 65.28 Sq M

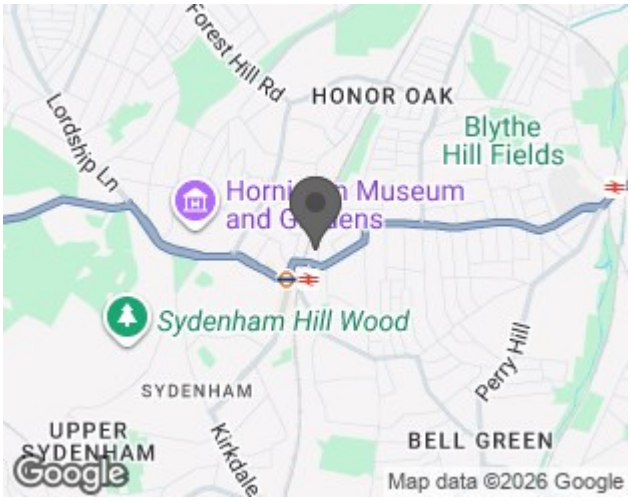


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map



Details

Type: Character Property Beds: 2 Bathrooms: 3 Receptions: 1

Tenure: Leasehold

GUIDE PRICE £375,000 to £400,000

LEASEHOLD

New to the market is this two-bedroom Duplex maisonette situated on the sought-after Stanstead Road in Forest Hill.

The property is on the Ground-Floor and First-Floor and offers approximately 703 sfqt of living space as well as an extensive private garden. The ground floor offers its own private entrance which as you enter consists of a separate kitchen and a well-presented living room leading to a patio. The first-floor is comprised of two-double bedrooms and a family bathroom so in all the property offers an excellent floor-plan for a couple or small family looking to set up home within an ideal location in Forest Hill. The property also benefits from its own private garden and there is plenty of on-street parking.

Given that Stanstead Road is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces – the property is perfect for First-Time Buyers and even small families.

Features

• GUIDE PRICE £375,000 to £400,000 • LEASEHOLD • TWO-BEDROOM DUPLEX APARTMENT • SPANNING APPROXIMATELY 703 SQFT • SEPARATE LIVING ROOM WITH PATIO • WELL-SIZED PRIVATE GARDEN • SEPARATE KITCHEN • FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

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10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com https://www.hunters.com

The Property Ombudsman

Located approximately 0.2 miles from Forest Hill train station, some of the following travel times are on offer:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

The town centre is approximately 0.1 miles from the property and, as well as having a Sainsbury's, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, cafés, delis and restaurants to name but a few of its amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host music events, exhibitions and craft days, and have brought to Forest Hill a cool and trendy vibe.

LOCAL RECREATION:

Off the high street in the 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. Backing directly onto the Horniman Museum and Gardens, the flat enjoys easy access to one of the area's most popular green spaces and cultural attractions. It is recognised as a 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, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located in the 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.

SCHOOLS

The property is in proximity to four schools, which were 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:

Rathfern - Early years provision – Outstanding, Leadership and management – Outstanding, Outcomes for pupils – Outstanding, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Outstanding

Kilmorie - Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain - Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education - Good

Fairlawn - Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Good

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Stanstead Road in SE23 over the last 10 years. The stats from a sale include:
• Offers received for 10.52% above the bottom of the guide price
• 1 viewing
• 2 offers received

• Offers received in 3 days of going to market
• Offer accepted on the 16th day of going to market
Hunters also let and manage properties in proximity of Stanstead Road, SE23.

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 91 years remaining (125 years from 1992)
Ground rent: £10/year
Service charge: £1,219/year
Council tax band: B
EPC rating: C

The building
Other maisonette, standard construction
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 great, Vodafone great, Three great, EE great
Parking: Communal, Driveway, Rear, and Off Street
Not 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
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.