

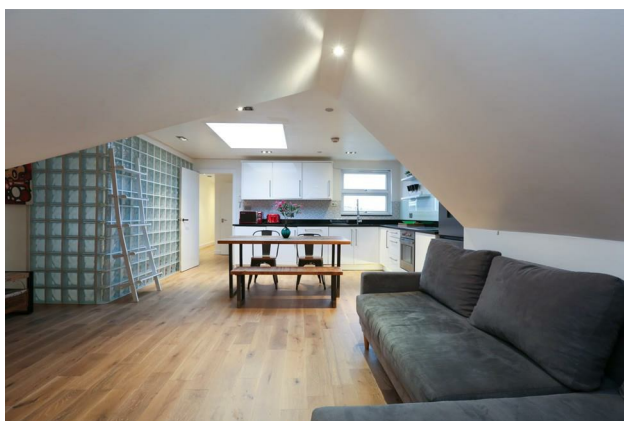
# HUNTERS®

HERE TO GET *you* THERE

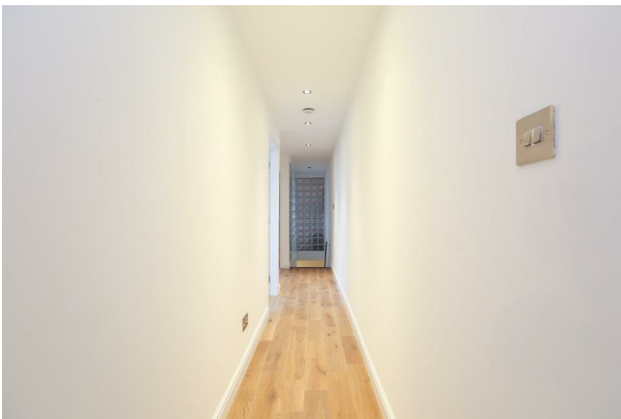
**Woolstone, London, SE23 2PW**

**Guide Price £400,000 to £450,000**

**Property Images**



## Property Images

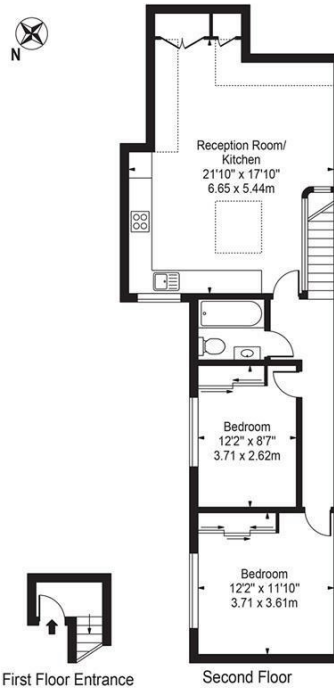


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## Property Images

Woolstone Road, SE23 2SW  
 Approx. Total Internal Area 761 Sq Ft - 70.70 Sq M  
 (Including Restricted Height Area)  
 Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M  
 (Excluding Restricted Height Area)

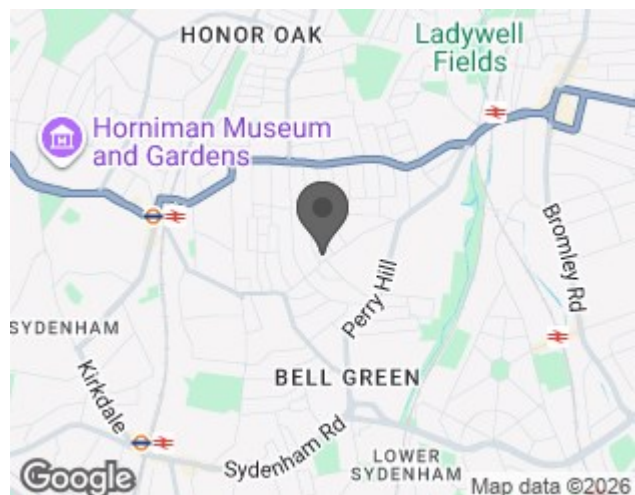


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
 www.interdesignphotography.com  
 This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring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

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(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: Apartment - Conversion Beds: 2 Bathrooms: 1 Receptions: 1  
 Tenure: Leasehold



LEASEHOLD

CHAIN-FREE

GUIDE PRICE £400,000 to £450,000

New to the market is this well-proportioned two-bedroom apartment on this sought-after road in Forest Hill.

This period conversion offers approximately 760 sqft of living space and boasts plenty of character. Situated on the second floor and offering two double bedrooms, an open-plan reception room/kitchen and a family bathroom the property represents an ideal opportunity for a First-Time buyer or young family looking for a home.

Forest Hill offers a plethora of shops, restaurants, amenities, great transport links, schools, parks and green spaces.

### Features

• CHAIN-FREE • GUIDE PRICE £400,000 to £450,000 • LEASEHOLD • PERIOD CONVERSION • TOP-FLOOR • OPEN-PLAN LIVING ROOM/KITCHEN • TWO DOUBLE BEDROOMS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools and Transport Links • In Proximity of Parks and Green Spaces

EPC C

COUNCIL TAX BAND C

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The property has been a happy home for the owner for many years and here is what she had to say:

The property offers an open space living room with a glass brick wall for maximum light, generously sized two bedrooms and low noise levels as flat is facing backyard.

In terms of renovations the owner has stated she has done following:

The roof was renewed in Jan 2022, rendering, chimney and flashing works in June 2025, newly refurbished bathroom and new floor heating in bathroom, new flooring throughout, newly painted, boiler new in July 2023.

The property is located approximately 0.6 miles from the main hub of Forest Hill which offers many cafés, restaurants and recreational facilities.

Forest Hill station provides transport via the East London Line with links to many London Stations including London Bridge in Approximately 15 minutes.

The following schools are offered locally:

Kilmorie - Ofsted Rated Outstanding  
Dalmain - Ofsted Rating Good  
Eliot Bank - Ofsted Rating Good  
Fairlawn - Ofsted Rating Good

The property is also less than a mile from the open space of Blythe Hill fields and its panoramic views over Canary Wharf, the City, Kent and Surrey.

For those residents who don't know the area so well here is a summary of transport and recreation found locally.

Three train stations are located approximately 0.5 to 0.8 miles from the property and offer some of the following travel times to central London stations:

Charing Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available along the road and for late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle . The 75 bus runs through Woolstone Road linking Lewisham and Croydon.

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...

Catford town centre is approximately 0.8 miles away but if you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centres and high streets with many well-known brand name shops and restaurants.

Locally, there are numerous points of interest and some of the most popular include:

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

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 and SE6 get to know each other better and enjoy the community spirit.

Some of the eateries nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.1 miles away) was refurbished a year or so ago and is now a popular gastropub with a beer garden out the back.

Additional conveniences include the NHS doctors' surgery on Woolstone Road with a handy chemist located opposite.

Please contact Hunters to arrange your viewing.

Hunters estate agents Forest Hill have sold several houses and flats on Woolstone Road in SE23 over the last 10 years. The stats from a sale include:

- Offers received for 100% of the guide price
- 10 viewings
- 2 offers received (20% of offers were received compared to viewings!)
- Offers received in 12 days of going to market
- Offer accepted on the 18th day of going to market
- Hunters also let and manage properties on Woolstone Road

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 109 years remaining

Service charge: £150 per month

Property type: Flat

Property construction: There is a significant Portion of flat roof because the flat is a conversion and extension

Energy Performance rating: C

Number and types of room: 2 bedrooms, 1 bathroom, 1 reception

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 and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

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

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