

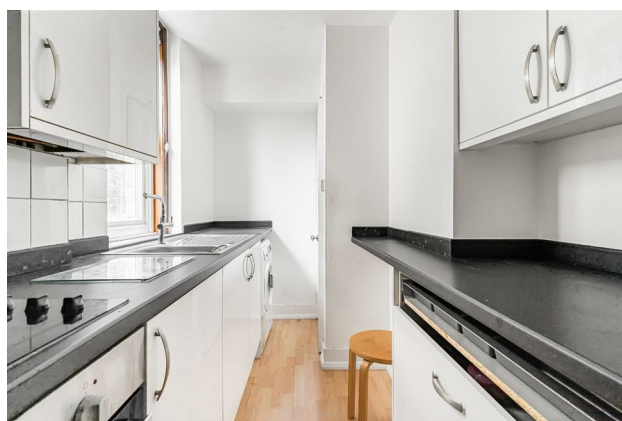
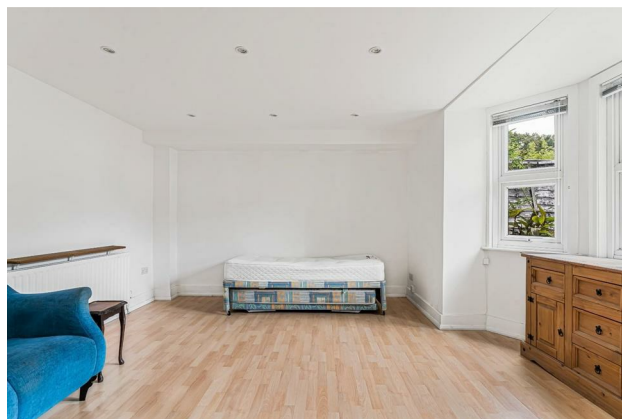
HUNTERS®

HERE TO GET *you* THERE

Stanstead Road, London, SE23 1HY

Guide Price £175,000 to £200,000

Property Images



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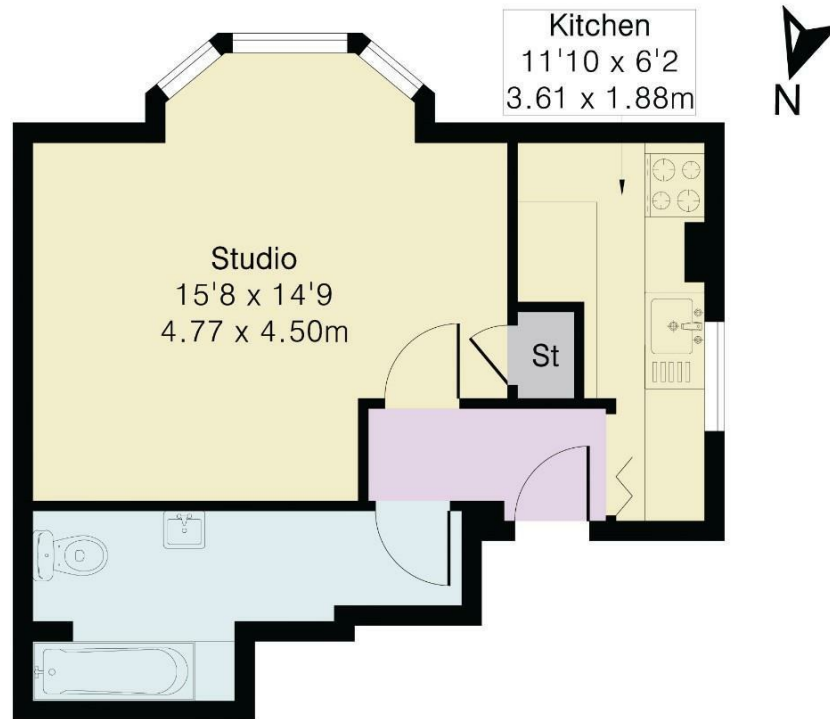


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Property Images

Approximate Gross Internal Area 359 sq ft - 33 sq m



Lower Ground Floor

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: Apartment Beds: 0 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

SHARE OF FREEHOLD

CHAIN-FREE

GUIDE PRICE £175,000 TO £200,000

This unique studio spanning approximately 359sqft is situated on the lower ground floor of this Period Conversion in between Forest Hill and Catford. The property benefits from a well-sized main room offering almost 240sqft of living space with large bay windows giving brightness to the property, a separate kitchen and bathroom. The property is also Share of Freehold and has Communal Off-Street Parking.

Features

• GUIDE PRICE OF £175,000 TO £200,000 • CHAIN-FREE • SHARE OF FREEHOLD • PERIOD CONVERSION STUDIO • SPANNING APPROX 359SQFT • MAIN LIVING ROOM MEASURING APPROX 240SQFT • SEPARATE KITCHEN • SEPARATE BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC TBC

COUNCIL TAX BAND: A

SHARE OF FREEHOLD

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The local area offer an abundance of shops, restaurants, amenities, good transport links, park and green spaces.

The property is located approximately 0.9 miles from Forest Hill and approximately 0.7 miles from Catford which offers an abundance of cafés, restaurants, recreational facilities and excellent transport links.

Forest Hill offers direct access to the following:

Canada Water – 15 Minutes

Canary Wharf – 18 Minutes

London Bridge – 20 Minutes

Catford Stations Offer:

London Bridge – 20 Minutes

London Blackfriars – 27 Minutes

London Cannon Street – 34 Minutes

The following schools are offered locally:

Rathfern – Ofsted Rating 'Outstanding'
Kilmorie – Ofsted Rating 'Good'
Dalmain – Ofsted Rating 'Good'
Fairlawn – Ofsted Rating 'Good'
Elliot Bank – Ofsted Rating 'Good'

Bus routes are available along the road and for late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the junction of Brockley Rise which is almost opposite the property.

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 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.

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

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 way) is now a popular gastropub with a beer garden out the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road (located off the south circular), with a handy chemist located next door and a post office further along the road.

Please contact Hunters to arrange your viewing.

Verified Material Information

Council Tax band: A

Tenure: Share of Freehold

Lease length: 989 years remaining (999 years from 2015)

Buildings Insurance - £326.49

Property type: Flat

Property construction: Standard construction



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



Energy Performance rating: No Certificate

Electricity supply: No

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

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

Parking: Communal

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: Yes

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