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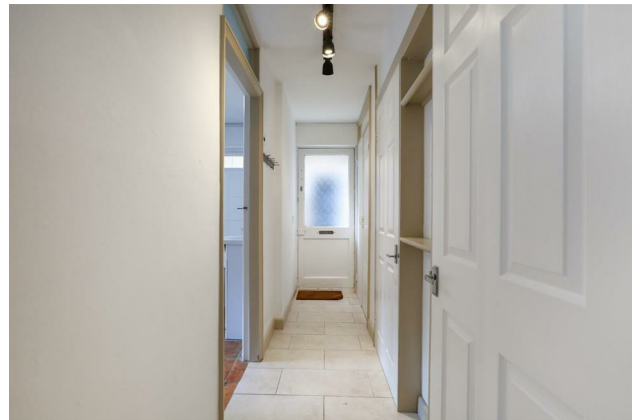
Park Rise, London, SE23 1RT

Guide Price £300,000 to £325,000

Property Images

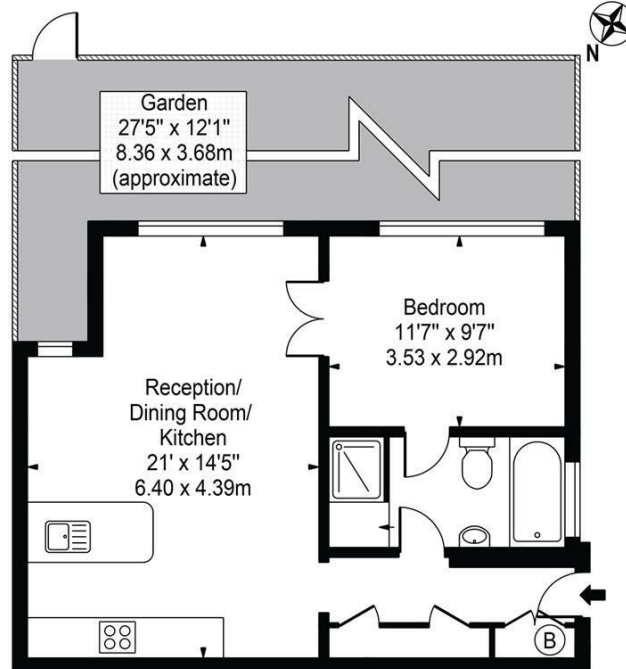


Property Images



Park Rise, SE23 1RT

Approx. Gross Internal Area 542 Sq Ft - 50.35 Sq M



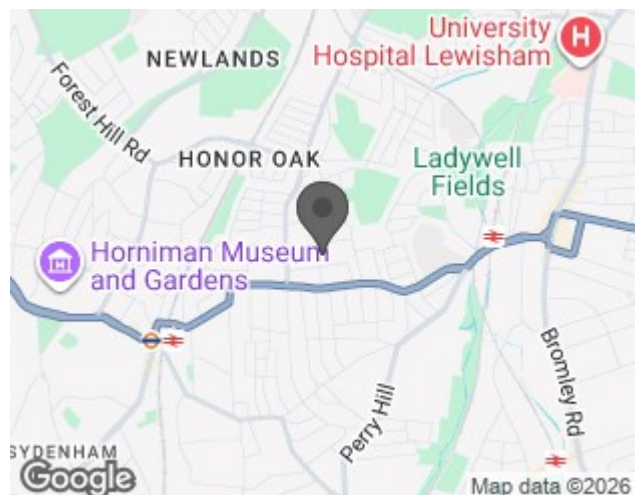
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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: Flat - Purpose Built Beds: 1 Bathrooms: 1 Receptions: 1
Tenure: Leasehold

Guide Price £300,000 to £325,000

CHAIN-FREE

Set on the ground-floor of this sought-after development in Park Rise is this one-bedroom apartment in close proximity to Forest Hill, Honor Oak and Catford. Spanning approximately 542 sqft, the apartment is offered in re-furbished condition and comprises of a double bedroom, family bathroom, a kitchen and a sitting/dining room measuring over 25sqm which leads to its own south-facing private garden.

The property is perfect for a First Time Buyer looking for a home in the area.

Features

• GUIDE PRICE £300,000 TO £325,000 • CHAIN-FREE • ONE BEDROOM APARTMENT • PRIVATE SOUTH FACING GARDEN • APPROXIMATELY 542SQFT • IDEAL LOCATION • OPEN-PLAN RECEPTION ROOM/KITCHEN • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport, Parks and Green Spaces

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Here is what the owner had to say about the property:

- The jack and jill bathroom lets guests use it while also being an en suite
- The garden is sizable for the area - probably around 25% of the total floor space
- The open plan kitchen is great for entertaining - you can cook while guests sit at the breakfast bar.
- There's a surprisingly low amount of road noise for something so close to the south circular as its in a cul de sac and there's buildings blocking the noise
- It's close to Blythe Hill for amazing London views, it's on three separate train lines giving lots of options there, and it's a pretty swift and scenic cycle into the city

In terms of renovations and upgrades we have done the following:

- We removed an internal wall to make the kitchen/lounge one space
- We installed the kitchen and breakfast bar
- Insulation added at the rear behind a stud wall behind the main kitchen cabinets
- New condenser boiler installed in June 2026
- Super king bed, furniture and appliances can be included with the sale if desired

The property is located in proximity of London Overground, Thameslink and Southeastern train services from:



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



Honor Oak Park
Forest Hill
Both Catford stations

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes
Victoria - approximately 35 minutes
London St Pancras - approximately 32 minutes
London Cannon Street - approximately 30 minutes
London Charing Cross - approximately 28 minutes

For late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle to the bus stop (Brockley Park) at the end of St German's Road.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco and your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

The Horniman Museum and Gardens is a well-known local point of interest and can be found locally. With regular events such as a farmers market, live music and seasonal festivals to name a few.

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.

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

The Honor Oak pub on the corner of St German's Road was refurbished a year or two ago and 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, with a handy chemist located next door.

The following schools are offered locally:

Kilmore
Dalmain
Eliot Bank
Fairlawn
Stillness

Contact Hunters for an early viewing.

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 89 years remaining (113 years from 2002)
Ground rent: £10/year
Service charge: £599/year
Council tax band: B
EPC rating: D

The building
Detached flat, standard construction
1 bedroom, 1 bathroom, 1 reception
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 good, Vodafone good, Three good, EE good
Parking: Communal 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

Title register restrictions (TGL202448):

- A deed from 1853 contains historical rules (known as restrictive covenants) that affect the part of the land tinted blue on the plan. These are rules that limit how the land can be used, though the specific details were not recorded by the Land Registry.
 - The standard legal promises (covenants) regarding the seller's right to sell the property have been modified, which is a routine technical matter in property transfers.
 - The property is subject to certain legal rules and obligations under the Housing Act 1985, which is common for properties formerly owned by the local council.
- 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.