

HUNTERS®

HERE TO GET *you* THERE

Carlton Terrace, London, SE26 4EH

Guide Price £850,000 TO £900,000

Property Images



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Carlton Terrace, SE26 4EH
Approx. Gross Internal Area 2101 Sq Ft - 195.19 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	77
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 6 Bathrooms: 2 Receptions: 1
Tenure: Freehold

CHAIN-FREE

GUIDE PRICE £850,000 TO £900,000

Hunters are proud to present this Detached six-bedroom property at Carlton Terrace to the market. The property spans approximately 2,100 sqft. The ground floor offers a front driveway with a garage that has been converted into the first bedroom. As you enter there is a utility room immediately to your left and also a well-sized open space. The rest of the floor consists of a family bathroom, two more double bedrooms, a separate kitchen, a reception room and a conservatory leading out to the back garden.

The second-floor consists of three more double bedrooms, another family bathroom and a storage room.

The property has been currently used as a HMO but could easily be converted back into a residential home for a family looking to move to the area.

Carlton Terrace offers a plethora of shops, restaurant, amenities, good schools, great transport links, parks and green spaces. Early viewing is Highly Recommended.

Features

• CHAIN-FREE • GUIDE PRICE £850,000 TO £900,000 • DETACHED • SIX BEDROOMS • TWO BATHROOMS • APPROXIMATELY 2,100SQFT • SEPARATE KITCHEN AND SEPARATE LIVING ROOM • FRONT DRIVEWAY AND BACK GARDEN • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces
CHAIN-FREE

GUIDE PRICE £850,000 TO £900,000

EPC: D

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Here is what the owner had to say:

THE PROPERTY OFFERS SPACIOUS ROOMS, HALLWAY AND LANDING. THE PROPERTY IS ACTUALLY 6-SIDED GIVING RISE TO A CERTAIN LEVEL OF QUIRKINESS AND INDIVIDUALITY. ALSO, ONE OF THE BEDROOMS AVAILS PATIO DOORS WHICH OPEN TO A BALCONY. OVERALL, THE PROPERTY OFFERS INCREDIBLE POTENTIAL WITH RESPECT TO ADAPTATION AND MAYBE THE ADDITION OF A LOFT EXTENSION.

I HAVE INSTALLED A NEW IKEA KITCHEN, LARGE SHOWER TRAY INSTALLED FOR DOWNSTAIRS BATHROOM. THE EXISTING GARAGE WAS ALREADY CONVERTED TO AN ADDITIONAL ROOM WHICH WOULD MAKE A POTENTIAL GRANNY ANNEXE AND OFFERS FURTHER POTENTIAL FOR AN ADDITIONAL SHOWER ROOM.

TRANSPORT:

The property is well positioned for access to transport links, with both Forest Hill and Sydenham stations within reach, offering London Overground and Southern Rail services.

Travel times include:

- * London Bridge in approximately 20 minutes
- * Canada Water in approximately 15 minutes (for Jubilee Line connections)
- * London Victoria in approximately 35–40 minutes
- * Canary Wharf in approximately 30 minutes

In addition to rail connections, there are several bus routes operating locally, providing further connectivity across South East London and beyond.

SHOPPING, DINING & RECREATION:

Willow Way is ideally located for access to a wide range of local amenities. Forest Hill, Sydenham and the surrounding areas offer a blend of high street retailers and independent businesses, alongside cafés, restaurants, gastro pubs and everyday conveniences.

The area is known for its strong sense of community and variety of popular eateries, including independent cafés and well-regarded local restaurants.

For leisure and recreation, residents can enjoy Forest Hill Pools and leisure centre, offering swimming facilities, a gym, and fitness classes.

The Horniman Museum and Gardens is a well-known local attraction, providing green open space, cultural exhibitions and regular events including markets and seasonal festivals.

Additional nearby green spaces include Sydenham Woods, Dulwich Park and Crystal Palace Park, all offering excellent outdoor space for walking, cycling and recreation. One Tree Hill is also nearby and offers stunning panoramic views across London.

Overall, the location provides an excellent balance of convenience, connectivity and access to green space, making it highly desirable for a wide range of buyers.

SCHOOLS:

Kelvin Grove:

Behaviour and Attitudes – Good
Early Years Provisions – Good
Leadership and Management – Good
Personal Development – Good
The Quality of Education – Good

Sydenham School:

Pupils are proud of their school and appreciate the support provided by teachers and staff.
Pupils are motivated, work hard, and achieve well.
There is a calm and orderly atmosphere in the school.
Leaders and staff have high expectations of pupils' behavior and consistently use a clear system of support and sanctions.

Pupils feel happy and safe at school, and incidents of bullying and discrimination are not tolerated.

Forest Hill School:

Pupils are safe and happy, achieving well with a carefully considered and ambitious curriculum.

School promotes wider life skills and celebrates diversity and equality of opportunity.

Strong pastoral care and personal development prepare pupils well for future education or training.

Broad and interesting curriculum with strong subject knowledge among teachers.

Well-resourced library promotes reading and supports pupils with additional reading help.

Hunters estate agents Forest Hill have sold several houses and flats near Carlton Terrace, Sydenham, SE26 over the last 10 years. The stats from a sale include:

- Offers received more than 101.5% of the starting price
- 23 viewings
- 11 offers received (47.8% of offers were received compared to viewings!)

Hunters also let and manage properties close to Carlton Terrace, Sydenham, SE26.

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: E
EPC rating: D

The building

Detached house, standard construction

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing and open fire
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE great

Parking: Driveway 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 (SGL130341):

- The owner cannot sell or transfer the property without the mortgage lender, Keystone Property Finance Limited, giving their written consent. This is a standard legal protection for lenders that is settled during the normal sale process.

- A previous rule from 1977 that limited the property to one house was officially cancelled by a legal document in 1992.

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.