

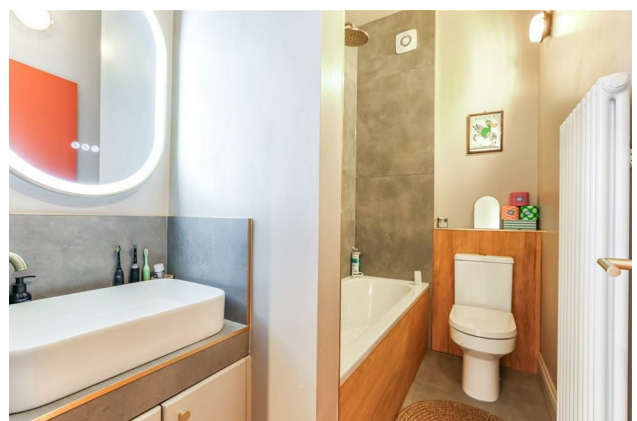
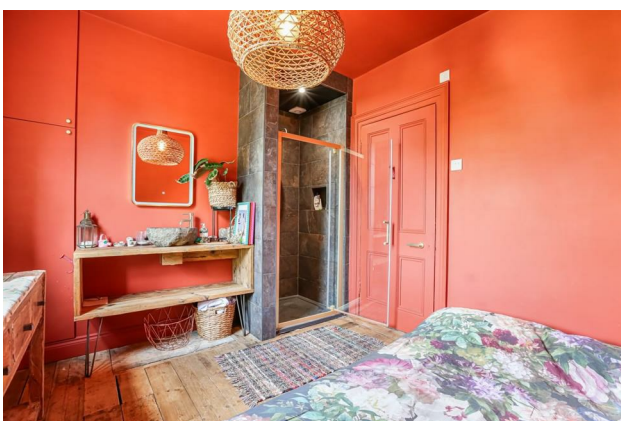
# HUNTERS®

HERE TO GET *you* THERE

Herbert Road, London, SE18 3PU

Guide Price £450,000 to £500,000

Property Images



# HUNTERS®

HERE TO GET *you* THERE

## Property Images




# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



## EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: Flat - Conversion Beds: 3 Bathrooms: 1 Receptions: 1  
Tenure: Leasehold

CHAIN-FREE

LONG LEASE OF 986 YEARS

LEASEHOLD

Guide Price £450,000 - £500,000

Set on this quiet residential road is this period Victorian conversion split over two levels and offering a quirky and unique layout , with 2 of the 3 bedrooms situated downstairs and the lounge , kitchen and main bathroom upstairs.

Situated on a quiet residential road in Woolwich, within a 15 minute walk to the town centre and Woolwich Arsenal and its array of trendy restaurants, cafes, coffee shops and pubs. Featuring Gails, Starbucks, Jade Patisserie and M&S food to name a few and the newly built Woolwich Waves leisure centre which opened this year !

Spanning approximately 1,159 sqft this property offers three large double bedrooms, one is ensuite, family bathroom, a separate WC downstairs, a separate kitchen, a large lounge with double height ceilings and bay window, a home office/workshop, a cellar storage area, hardwood decked area off the master bedroom which steps up into the main garden area.

The property benefits from its own garage and also communal land to the side and a communal front garden, driveway offers lots of parking spaces. On street parking is free.

Herbert Road offers an abundance of shops, restaurants, amenities, great transport links, good schools, parks and green spaces. Shrewsbury park and woods are 5 mins walk away and Oxlease Woods are only 15mins walk away where you have great mountain biking routes, dog walking and acres of woods to explore, it also has a café overlooking extensive views.

## Features

The award winning Lord Herbert pub is yards away with regular entertainment, and new coffee shop "Busy Brewing" on the side. In addition to that a Wood-fired pizzas and burger shack are also situated on the pub grounds , creating a buzzing food scene for the local area. This still feels quite undiscovered!

**• CHAIN-FREE • GUIDE PRICE £450,000 TO £500,000 • LONG LEASE - PERIOD CONVERSION • APPROXIMATELY 1,159 SQFT • SPLIT LEVEL • PRIVATE TERRACE AND GARDEN • OWN GARAGE • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport, Schools, Parks and Green Spaces**

CHAIN-FREE

EPC E

COUNCIL TAX BAND C

LONG LEASE OF 986 YEARS – LEASEHOLD

Guide Price £450,000 - £500,000

Set on this quiet residential road is this period conversion split over two levels and situated a short walk from Woolwich Arsenal and town centre. Spanning approximately 1,159 sqft this property offers three double bedrooms, private garden, garage and off street parking for multiple vehicles. Master bedroom (ground floor)– has built in wardrobes, walk in wardrobe and small baby room with under bed storage. This room features a glass picture door which opens up onto the lovely hardwood decked area and lucious green landscaped garden. Bedroom 2 – Is a lovely bright double bedroom with window overlooking onto the secluded garden. This room features a reclaimed fire surround and large feature bronze radiator. Bedroom 3 (upstairs)– Is another double with bespoke shower, handmade reclaimed scaffold board vanity unit and stone sink.

Family bathroom was newly refurbished this year with bespoke made to measure sink and storage vanity unit. Simple and contemporary design.

Separate WC (down stairs) features a bespoke hand made cupboard and detailing from reclaimed floorboards and exposed copper pipe work and brass fittings, creating a truly unique little space. The down stairs to the property benefits from fully insulated floors throughout and Victorian floorboards. Upstairs also has solid wood floorboards. A separate functional kitchen features a window flooding it with natural light, a lounge with double height ceilings, fire place and bay window looks onto trees and the front garden. A versatile home office/workshop with natural light, a cellar storage as big as the lounge above !

The garden has been landscaped recently and features different areas. As you come out of the master bedroom you walk onto hardwood (balau) decking surrounded by bamboo, then up the steps into the main part of the garden which has a built in fire pit and reclaimed sleepers seating area big enough to seat 10-12 people around the fire. Small grassed area and more additional seating all secluded and not overlooked which is rare find for a London property.

The property benefits from its own garage with power and lighting and also communal land to the side and a communal front garden which offers off street parking. On street parking is also free.

The property retains many original period features throughout and the vendor has made many upgrades to the property to make it a very warm family home.

Here is what the vendor has to say: "I love everything about the property, rooms, quiet secluded garden, loads of storage, private entrance, drive and garage. I am only selling to be near my daughters school in Forest hill. I wish we could take this house with us. We love this home.

I have carried out a full renovation including kitchen, bathroom , shower room , Valliant boiler, radiators, flooring, decorating throughout with Farrow & Ball paint, new windows, doors, new porch with additional large storage accessed from the outside, new wc.

LOCAL TRANSPORT • Local Transport links include The Elizabeth Line, the DLR and South Eastern overland trains are all a 15min walk from the property. 3 stops to canary Wharf and into central London. rapid, 29-minute journeys across London to Paddington, alongside National Rail services. • Woolwich / Woolwich Arsenal: Accessible by bus to connect with the Docklands Light Railway (DLR), Southeastern rail, and the Elizabeth line.

• SL3 (Superloop Express): Provides a rapid route from Thamesmead Town Centre to Bromley North via Bexleyheath and Sidcup. • SL11 (Express): Connects Thamesmead West directly to North Greenwich Station. • 177: Runs frequently through South East London from Thamesmead to Peckham Bus Station via Woolwich and Greenwich. • 229: Connects the area southward to Sidcup (Queen Mary's Hospital) via Erith and Bexleyheath. • 244: Routes towards Woolwich Common and the Queen Elizabeth Hospital. • 401 & 301: Links Thamesmead to Bexleyheath Town Centre. • N1 (Night Bus): Provides 24-hour weekend and overnight service all the way to Tottenham Court Road in central London.

#### VERIFIED MATERIAL INFORMATION:

Costs and tenure

Tenure: Leasehold

Lease length: 986 years remaining (990 years from 2022)

Service charge: £600/year

Council tax band: C

The building

End-terrace flat, standard construction

3 bedroom, 2 bathroom, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water



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



Mains foul drainage  
Mains surface water drainage  
Mains gas central heating  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Parking: Driveway, Garage, Off Street, Rear, and Private  
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 (TGL594145):

The property is subject to restrictive covenants (legal rules that limit how the land can be used) which are detailed in a 1979 Transfer document. These are common and are designed to ensure the property and surrounding area are managed appropriately.

There are standard restrictions which state that the property cannot be sold or transferred without the consent of the mortgage lenders (Together Personal Finance Limited and West One Secured Loans Limited). This is a routine administrative requirement that ensures the mortgages are paid off as part of the sale process.  
No environmental risks recorded

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.