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HERE TO GET *you* THERE

Dartmouth Road, London

Guide price £350,000 to £375,000

Property Images



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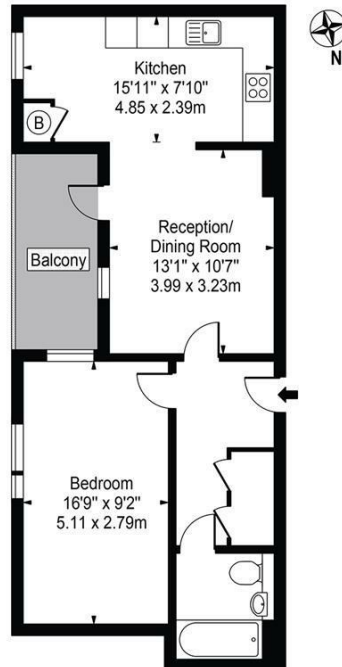
Property Images



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Shippenham Court,
Dartmouth Road, SE26 4RN
Approx. Gross Internal Area 553 Sq Ft - 51.38 Sq M



Third Floor

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	82	82
(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: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

CHAIN-FREE

GUIDE PRICE £350,000 to £375,000

A third-floor apartment on Dartmouth Road offering around 550 sq ft of stylish, modern living. The property features a open-plan reception and kitchen, a bedroom approaching 17ft, striking glazing almost floor-to-ceiling and direct access to a private balcony. Excellent transport links from Forest Hill station and local amenities in proximity.

Features

• CHAIN FREE • GUIDE PRICE £350,000 to £375,000 • OVER 550 SQ FT OF SPACE • Built in storage • PRIVATE BALCONY • BEDROOM APPROACHING 17FT • OPEN PLAN KITCHEN LIVING AREA • Direct access to balcony from open plan area • Glazed door and window to balcony almost floor to ceiling • Open, panoramic view from balcony

CHAIN-FREE

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THE PROPERTY:

This well-presented third-floor apartment offers approximately 550 sq ft of contemporary living space, forming part of a modern and well-maintained development on Dartmouth Road.

The property centres around a spacious open-plan reception and kitchen area, creating a sociable and versatile living environment. The layout has been thoughtfully designed to maximise both space and natural light, with glazed doors and windows offering a direct connection from the open plan space to the private balcony enhancing the overall sense of openness.

This outdoor space offers a peaceful spot to enjoy a morning coffee or unwind in the evening with a panoramic views.

The bedroom is well-proportioned as it's almost 17ft in length and benefits from impressive glazing which is almost floor-to-ceiling, a standout feature that elevates the aesthetic of the apartment.

The apartment is finished in a clean, modern style ideal for first-time buyers or investors.

In our opinion, the property strikes an excellent balance between internal living space and private outdoor amenity within a desirable London location.

TRANSPORT:

The property is well positioned for access to transport links. Nearby stations include Forest Hill, which is served by the London Overground and Southern Rail services.

Travel times to central London stations include:

- * London Bridge in approximately 15 minutes
- * Canada Water in approximately 12 minutes (for Jubilee Line connections)
- * London Victoria in approximately 40 minutes
- * Canary Wharf in approximately 25 minutes

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

SHOPPING, DINING & RECREATION:

The area is well served by a variety of local amenities. Forest Hill and the surrounding neighbourhoods offer a mix of high street brands and independent shops, alongside cafés, restaurants, gastro pubs, and everyday conveniences.

Popular local eateries and spots include a range of independent cafés, sourdough pizza restaurants, and well-regarded dining options, contributing to the area's vibrant and community-focused atmosphere.

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, offering green open spaces, cultural exhibitions, a café, and regular events including markets and seasonal festivals.

Additional nearby green spaces include Sydenham Woods, Dulwich Park, and Crystal Palace Park, all of which provide excellent outdoor space for walking, cycling, and family activities. One Tree Hill is another local highlight, offering some of the most impressive panoramic views across London.

Overall, the location offers an excellent balance of urban convenience and access to nature, making it highly desirable for a wide range of buyers.

Hunters estate agents Forest Hill have sold several houses and flats near Dartmouth Road Forest Hill SE23 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 Dartmouth Road Forest Hill SE23.

Verified Material Information:

Council Tax band: C

Tenure: Leasehold

Lease length: 246 years remaining (250 years from 2022)

Service charge: £2673.24 pa

Property type: Flat

Property construction: Flat roof

Energy Performance rating: B

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: None

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: Lift access

Coal mining area: No

Non-coal mining area: No

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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.