HUNTERS®

HERE TO GET *you* THERE

Attleborough Court, London, SE23 3PL

Guide Price £300,000 to £325,000

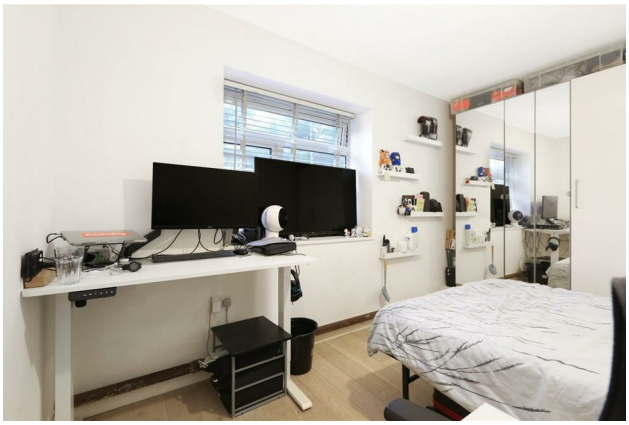
Property Images

















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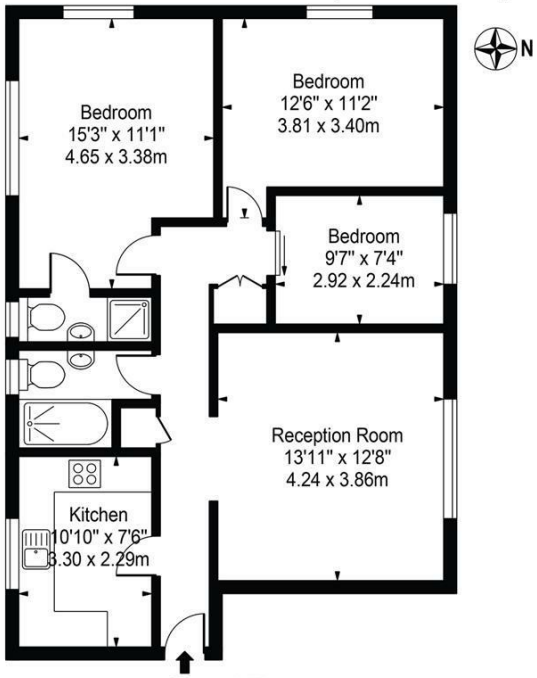


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Attleborough Court, Sydenham Hill, SE23 3PL

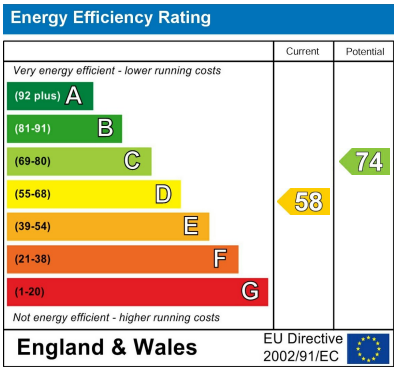
Approx. Gross Internal Area 807 Sq Ft - 74.97 Sq M



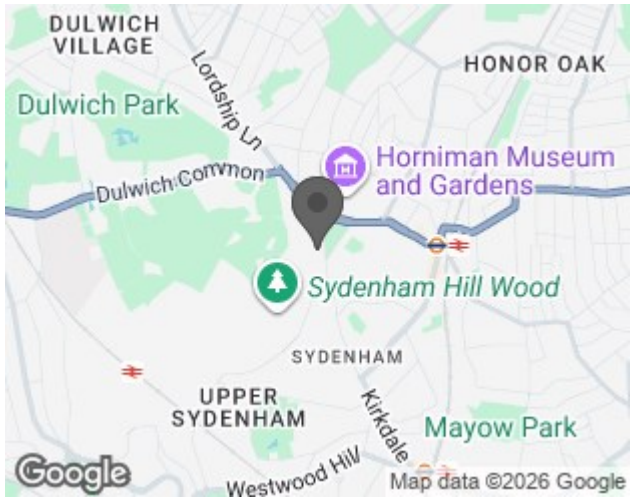
Ground Floor

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



Map



Details

Type: Apartment - Purpose Built Beds: 3 Bathrooms: 2 Receptions: 1

Tenure: Leasehold

CHAIN-FREE

GUIDE PRICE £300,000 to £325,000

TENURE: LEASEHOLD

New to the market is this three-bedroom, two-bathroom ground-floor apartment in a very sought-after development in the heart of the Dulwich/Sydenham borders.

Spanning approximately 807 sqft the property offers two double bedrooms (one en-suite), one single bedroom, a family bathroom, a very well-sized kitchen. There are views of the communal gardens from the property and it is very well located for easy access to shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

Located in easy reach of Forest Hill train stations as well as being close to the Hornimans Museums and Gardens with easy access to Sydenham Woods, this is a property that offers more than many others locally.

Features

• GUIDE PRICE £300,000 TO £325,000 • CHAIN-FREE • THREE BEDROOM APARTMENT • TWO BEDROOMS • SPANNING APPROXIMATELY 807SQFT • IDEAL LOCATION • SUBSTANTIAL COMMUNAL GARDENS • SEPARATE KITCHEN AND LIVING ROOM • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

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locally.

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

The property is very quiet, the development is family friendly, it's a well kept block, the neighbours are great, there is communal parking, we have a wooded view out of the window, its ideally located on the first floor so only one set of wide stairs so easy to access and move furniture.

The property has been refurbished recently.

THE PROPERTY - DIRECT ACCESS TO THE WOODS and THE GROUNDS OF THE DEVELOPMENT

Located in easy reach of Forest Hill and East Dulwich stations as well as being opposite the Hornimans Museums and Gardens with direct access to Sydenham Hill Woods, this is a property that offers more than many others locally.

The building is characterful having been built in the 50s, it oozes the charm and charisma of a 1950's apartment building / apart hotel.

There are several features of this apartment which include:

The communal gardens lead to the highly acclaimed Sydenham Hill Woods. Made up of approximately 11 hectares, Sydenham Hill Wood forms part of the largest remaining tract of the old Great North Wood. The wood is home to more than 200 species of trees and plants as well as rare fungi, insects, birds and woodland mammals.

The Woods are a unique mix of new and ancient woodland, with remnants of Victorian gardens and is London Wildlife Trust's oldest nature reserve.

In the 1980s, Sydenham Hill Wood was saved from development threats, a testament to the determination of local people to safeguard nature. It became London Wildlife Trust's first nature reserve in 1982 and Cox's Walk came under the Trusts management in 1998.

This lovely walk is perfect for couples, family walks (including the dog!) and hikers with a great pub at the end for a Sunday roast or a summery pint in their amazing beer garden!

TRANSPORT INFORMATION

Forest Hill train station, served by the Overground and Southern Rail and offers the following approximate travel times to central London stations:

London Bridge in approximately 17 minutes.

Canada Water Station in 15 minutes.

Canary Wharf Station in 20 minutes

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

SCHOOLS

Eliot Bank Primary School:
Behaviour and attitudes – Good, Early years provision – Outstanding, Leadership and management – Good, Personal development – Good, The quality of education - Good

Kelvin Grove:
Behaviour and Attitudes – Good, Early Years Provisions – Good, Leadership and Management – Good, Personal Development – Good, The Quality of Education – Good
Sydenham School:
Achievement of pupils – Good, Behaviour and safety of pupils – Good, Leadership and management – Outstanding, Quality of teaching – Good
Holy Trinity Church of England Primary School:
Achievement of pupils – Good, Behaviour and safety of pupils – Good, Early years provision – Good, Leadership and management – Good, Quality of teaching -Good

SHOPS, RESTAURANT AND AMENITIES

Local restaurants include NetViet, Tofu Canteen, Lazy Chef, Canvas & Cream, Sylvan Post, Bona and The Signal.
With a short walk to Dulwich you will find:
Love Dulwich Turkish BBQ & Meze Restaurant, Pizzeria Restaurant dai due Fratelli, Franklins London, Yama Momo, Trinco Dulwich, Jumping Bean, A J Farmer Ltd, Through The Trees Clothing Boutique, Blue Feather and Really Maria. There also an abundance of convenience stores as well of local supermarkets.

PARKS AND GREEN SPACES

Dulwich Park, Peckham Rye Park & Common, Belair Park, Goose Green, Sydenham Hill Wood and Horniman Museum and Gardens (SE23): Offers scenic views and formal gardens.

The Horniman Museum and Playpark - membership of the Horniman is low cost and great for families. There are lots of activities for all ages in the park and it boasts a spectacular view of London from the Hill. For those who have a dog or are thinking of getting one, there are lots of dog walkers / minders in the area and a great bunch of people meet there in the mornings to walk dogs together.

Hunters estate agents Forest Hill have sold several houses and flats near Attleborough Court in SE23 over the last 10 years. The stats from a sale include:

• Offers received for 98.75% of the guide price
• 3 viewings
• 3 offers received (100% of offers were received compared to viewings!)
• Offers received in 8 days of going to market
• Offer accepted on the 12th day of going to market

Hunters also let and manage properties close to Attleborough Court, SE23.