

# HUNTERS®

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**Attleborough Court, Sydenham Hill, SE23 3PL**

**Guide Price £325,000 to £375,000**

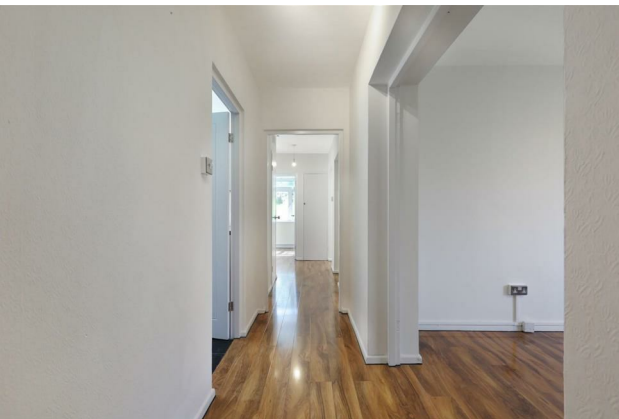
**Property Images**



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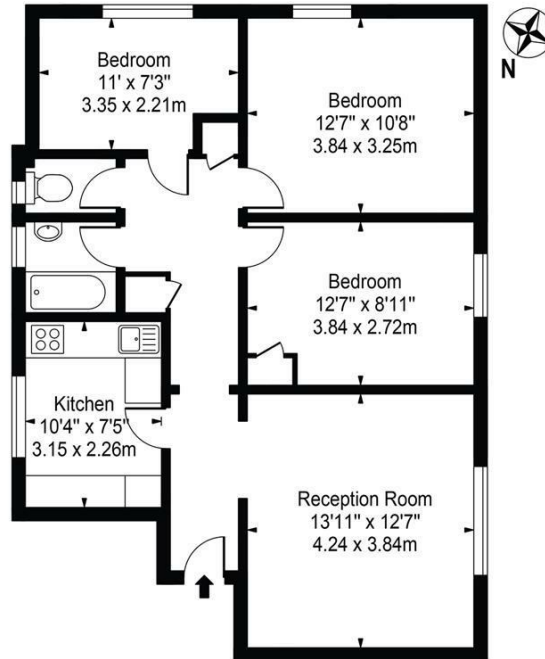
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## Property Images



## Attleborough Court, Sydenham Hill, SE23 3PL

Approx. Gross Internal Area 763 Sq Ft - 70.89 Sq M



First 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	83
(55-68) <b>D</b>			
(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 - Purpose Built Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

## CHAIN-FREE

Guide Price £325,000 to £350,000

A well proportioned three-bedroom apartment situated on the Sydenham Hill Estate and benefitting from well kept communal gardens and with easy access to the Sydenham Woods. The property is comprised of two double bedrooms, one single bedroom, a reception room, a separate kitchen and a family bathroom.

The property has just been refurbished and is situated close to a plethora of shops, restaurants and amenities providing the ideal opportunity for a young family looking for a home situated ideally between Dulwich, Sydenham and also Forest Hill.

Early viewing Highly Recommended.

### Features

• CHAIN-FREE • GUIDE PRICE £325,000 TO £350,000 • IDEAL LOCATION • THREE BEDROOM APARTMENT • APPROX 763 SQFT • SEPARATE KITCHEN • FAMILY BATHROOM • WOODLAND VIEWS • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

CHAIN-FREE

EPC RATING: C

Council tax band: C

Tenure: Leasehold

Guide Price £325,000 to £350,000

New to the market is the well-proportioned three bedroom first-floor apartment situated on the desirable Sydenham Hill. The property offers two double bedrooms, one single bedroom, a living room providing over 165sqft of living space, a separate kitchen and a family bathroom. There is also the added benefit of well maintained communal gardens and communal residents parking.

Situated in Forest Hill, Sydenham Hill the area offers a plethora of shops, restaurants and amenities as well as 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.

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.

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 102 years remaining (125 years from 2003)

Ground rent: £10 pa

Service charge: £6000 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bathroom



Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Communal heating system is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal

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: None

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.