

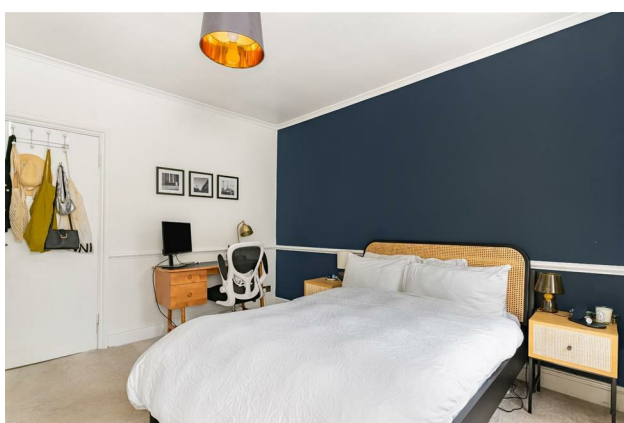
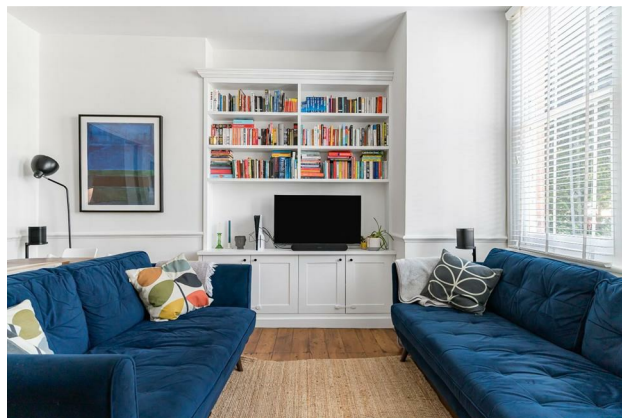
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Vancouver Road, London, SE23

Guide Price £500,000 to £525,000

Property Images



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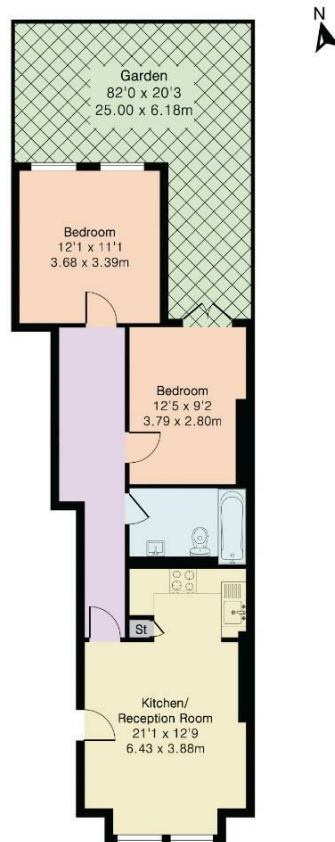
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Approximate Gross Internal Area 672 sq ft - 62 sq m

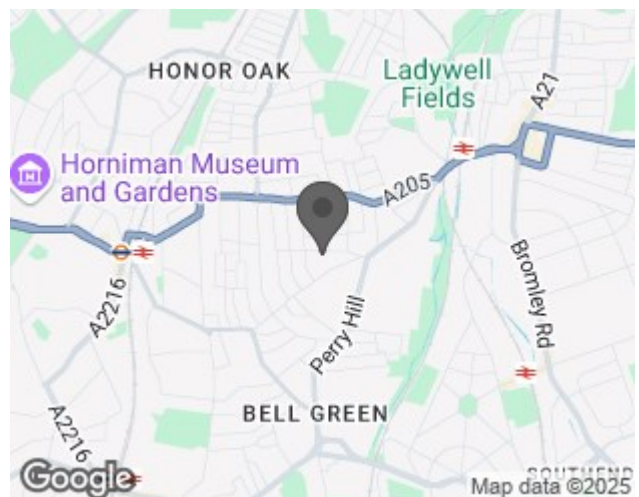


Ground Floor

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		
	63	74
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide price £500,000 to £525,000. Ground floor, TWO DOUBLE BEDROOM, period, GARDEN FLAT, with private garden over 80 FT, a modernised interior, potential for off street parking (subject to consent), over 670 sq ft of space.

Features

• Ground floor • TWO DOUBLE BEDROOMS • PRIVATE GARDEN APPROX 82 ft • Over 670 sq ft of space • Great location for access to shops and amenities • Guide price £500,000 to £525,000 • Great location for transport • Highly acclaimed green spaces in proximity • Potential for off street parking (subject to consent)

THE PROPERTY

Positioned on the ground floor of this character filled period building, the property offers a private rear garden of circa 82 ft, POTENTIAL FOR OFF STREET PARKING, two double bedrooms, open plan kitchen living room and over 670 sq ft of space.

There are many great talking points and here is a swift 7 point list on some of the attractive features:

- Upgraded kitchen within the last 2 years
- Contemporary kitchen with Bosch appliances: fridge/freezer, washer/dryer, dishwasher, induction hob and oven
- Renewed wooden flooring in kitchen
- Modernised electricals
- Built-in alcove shelving in the living room
- Freshly decorated throughout
- Garden fence recently renewed

The sellers have really enjoyed their time in the property and they are now looking to upsize having moved towards the next stage of their lives. We asked them to tell us about their experiences in the property and they offered us some fantastic perspective which we felt many buyers would appreciate seeing. So here it is in the seller's own words:

"All in all, we've loved living here. It's a great first property. Love the flat, the street and the area. Has a real community feel, while still having easy access to all London has to offer.

- Transport: Great connections for working in Central London. Easy access to Overground (FH/HOP), Thameslink and National Rail (Catford). 35 minute cycle into the city. Lots of space for parking on the street – the space out front, which is included in the lease, could be made into a parking spot by dropping the curb. Also, far enough away from the south circular that it's not at all noticeable when you're here, but it's there if you want to get anywhere.
- Parks and garden: Incredible amount of green space considering living in zone three. The garden is large, surprisingly low maintenance, and is a real joy in the summer, with plenty of space to entertain at both the front and back of the garden. Lawn lovely for picnics. Also feels quite private, backing onto an allotment. Shed recently re-felted, fence recently redone. Plenty of parks nearby, Mayow Park is 15 mins away, Blythe Hill is 10 mins away and our most regular trip, with an incredible view of London.
- Usable space and period charm: Love the wooden floors, dado rails throughout, high ceilings and large original sash windows give a real feeling of space, lots of built-in storage. Lovely views from the bedrooms out to the garden (and the second bedroom opens up nicely in the summer). The kitchen is recently done to great spec, and opened out into the living room. This is ideal for us when

we're making dinner for the little one. We've recently repainted nearly all the rooms in the flat (minus master). Shed is great storage.

- Nursery: Lots of good schools and nurseries nearby (we were spoiled for choice when we were looking).
- Community: Friendly neighbours, quiet street, and lots of families around. We've always felt very safe and settled here.
- Flexible space: The layout is really adaptable. We've used the second bedroom as a guest room, home office and nursery over the years.
- Local amenities: Blythe Hill Tavern (Time Out third best pub in London) is the local and has a great beer garden. Good coffee shop nearby, Marchetti. And all the pubs/restaurants Forest Hill and Honor Oak Park has to offer, including Babur, an award-winning Indian restaurant. Also great being near the swimming pool in FH and multiple gyms and yoga/pilates studios. Massive Sainsbury's is very convenient."
- The NHS doctors surgery on Woolstone Road is just a three minute walk away

LOCAL RECREATION

Off the high street in Forest Hill, you'll find the excellent Forest Hill pools and library both of which have undergone refurbishment.

There are numerous points of interest locally and some of the most popular include:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

You can read more about the Horniman museum and gardens here:

<http://www.horniman.ac.uk/>

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894. <https://www.thewoodhousedulwich.co.uk/>

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

You can read more about the golf club here:

<http://www.dulwichgolf.co.uk/>

Blythe Hill Fields is also close by and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are several award-winning local restaurants including Babur (Indian), Mama Dough (sourdough pizza), Le Querce (beautiful family-run traditional Sardinian dishes) and L'Oculto (Spanish wine bar and dining).

Local popular cafes for lighter dining and coffee include: Grounds & Grapes, St Davids, Canvas &

Cream which also hosts events and art studios

The award-winning traditional pub Blythe Hill Tavern has been voted CAMRA South East London pub of the year, known for its real ales and friendly staff. Expect roaring fires in Autumn and Winter plus traditional Irish music every Thursday evening.

The Honor Oak pub was refurbished recently and is a popular gastropub with a beer garden out the back.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

If you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Dulwich, Brockley, Beckenham, Greenwich, Deptford, Lewisham and Bromley to name a few. Both the latter have shopping centres and high streets with many well-known brand names shops and restaurants.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road (located off the south circular), a handy chemist and a post office on the south circular.

TRANSPORT

Several train stations are in proximity of the property and offer some of the following travel times to central London stations. These stations include Forest Hill, Honor Oak and Crofton Park as well as Catford.

Canada Water in approximately 12 mins
London Bridge in approximately 15 mins
Canary Wharf in approximately 15 mins
Cannon Street in approximately 20 mins
Charing Cross in approximately 21 mins
Blackfriars in approximately 23 mins
Victoria in approximately 25 mins
Kings Cross St Pancras in approximately 26 mins

Bus routes running to many stations are available from the South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

SCHOOLS

The property is in proximity of four schools which are rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary, rated OFSTED "Outstanding".

Kilmorie - State, mixed, primary, rated OFSTED "Good".

Dalmain - State, mixed, primary, rated OFSTED "Good".

Fairlawn - State, mixed, primary, rated OFSTED "Good".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

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Verified Material Information:

Council tax band: C

Tenure: Leasehold

Lease length: 89 years remaining (125 years from 1989)

Ground rent: £150 pa

Service charge: £1199.22 pa

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

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 - Good, Vodafone - Good, 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: 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.