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Brockley Park, London, SE23 1PS

Guide Price £450,000 to £475,000

Property Images



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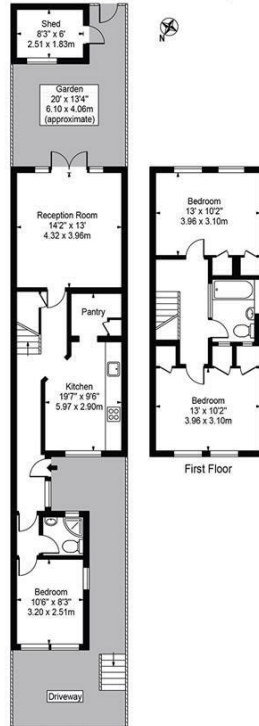
Property Images



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Brockley Park, SE23 1PS
 Approx. Gross Internal Area 1056 Sq Ft - 98.11 Sq M
 (Excluding Shed)
 Approx. Gross Internal Area Of Shed 49 Sq Ft - 4.59 Sq M



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			
(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: House - End Terrace Beds: 3 Bathrooms: 2 Receptions: 1
 Tenure: Freehold

GUIDE PRICE £450,000 to £475,000

FREEHOLD

A well presented three-bedroom house spanning over 1,050 sqft situated in one of SE23'S most sought after roads.

Comprised of three double bedrooms (one en-suite), a separate kitchen, a reception room leading onto a substantial south-facing back garden, a family bathroom, front garden as well as a pantry this property offers everything for a family looking for a forever home.

In proximity of Brockley Park is a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

Features

• GUIDE PRICE £450,000 to £475,000 • FREEHOLD • FRONT AND BACK GARDENS (BACK SOUTH FACING) • THREE BEDROOMS • SEPARATE KITCHEN • FAMILY BATHROOM • WELL-SIZED RECEPTION ROOM • OVER 1,050 SQFT • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

GUIDE PRICE £450,000 to £475,000

FREEHOLD

THE HOUSE and THE LOCATION:

Undoubtedly one of the greatest selling points of this house is the location.

Sitting on the sought-after Honor Oak / Forest Hill borders, the property offers over 1,056 sq ft of accommodation with three bedrooms and two bathrooms, plus two features buyers consistently ask for and rarely find together: OFF-STREET PARKING and a private, SOUTH-FACING rear garden.

The house sits on Brockley Park - a premier road in the area.

Just moments away, Blythe Hill Fields is one of South East London's best-kept secrets: an open green space famous for its panoramic views across the City and Canary Wharf skyline. It's a favourite spot for sunsets, dog walking and weekend strolls, and its Trim trail and community events are exactly the kind of thing that turns a postcode into a neighbourhood.

Here is what the owner had to say:

Brockley Park is a quiet residential neighbourhood. It's ideal for family with children as borders onto a park and is close to amenities, including local shops and restaurants. There are good transport routes being centrally located for easy access to 4 stations, Honor Oak Park, Catford & Catford Bridge stations, Crofton Park Station and Forest Hill Station.

In terms of renovation and upgrades we have installed new double glazed windows and doors throughout the property, have paved both the front and back garden, changed the waterproofing of lower roof and added a shower to the downstairs bedroom.

We are only selling as we are upsizing - its been a great family home.

LOCAL SCHOOLS:

If schools and transport top your list, this location delivers - but it has far more to offer besides, in cafés, boutique shops and places to eat. We'd genuinely encourage buyers to come and spend an hour here: grab a coffee, wander the streets, and get a feel for the community when you view.

The property is in proximity to several of the area's most sought-after schools, a number of which have previously been rated "Outstanding" by Ofsted. According to locrating.com, it also falls within the catchment of both Harris Boys' and Harris Girls' Academy East Dulwich. (We'd always recommend confirming current catchments and admissions directly with the schools and the local authority.)

LOCAL TRANSPORT, DINING OUT, AND OTHER RECREATION IN PROXIMITY:

Honor Oak Park station - approximately 0.4 miles from the property - puts central London within reach, on both the London Overground (Windrush line) and Southern services, in Zone 3. Approximate journey times include:



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- London Bridge in approximately 15 minutes
- London Victoria in approximately 35 minutes
- Canary Wharf in approximately 24 minutes

The Overground also links you directly to Canada Water, Shoreditch and Highbury & Islington, and Forest Hill station is a second option in proximity - so you're rarely more than a few minutes from a train.

When it comes to eating out, you are spoilt. Local favourites include Mama Dough (excellent sourdough pizza) and the award-winning Babur - a modern Indian restaurant that has drawn diners from across London for decades and recently took Fine Dining Restaurant of the Year at the Asian Curry Awards. There is the Honor Oak gastro pub, a growing crop of independent cafés and shops, and Le Querce, a much-loved, family-run Sardinian restaurant serving beautifully authentic traditional dishes.

For the outdoors, One Tree Hill - just at the top of Honor Oak Rise - rewards the short climb with some of the finest views across London and the city skyline. And the celebrated Horniman Museum and Gardens is close by, with its award-winning gardens, farmers' market and regular live music and events - a weekend fixture for many local families.

Please contact us if you would like any further information, or to arrange a viewing.

Hunters estate agents Forest Hill have rented several houses and flats near Brockley Park, SE23 over the last 10 years. The stats from a sale include:

- Offers received for 100.91% of the guide price
- 17 viewings
- 3 offers received (17.64% of offers were received compared to viewings!)
- Offers received in 12 days of going to market
- Offer accepted on the 20th day of going to market

Hunters let and manage properties close to Brockley Park, SE23

Verified Material Information

Costs and tenure

Tenure: Freehold
Council tax band: C
EPC rating: D

The building

End-terrace house, non-standard construction (Flat roof and wood cladding)
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None

Services

Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone good, Three good, EE good
Parking: Driveway
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 (TGL162559):
- The property is subject to restrictive covenants, which are rules that limit what can be done with the land, as detailed in a Transfer dated 12 July 1999.
- The owner cannot sell or transfer the property without written consent from Peabody Trust. This is a standard requirement linked to the mortgage and will be settled when the property is sold.
No environmental risks recorded

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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.