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St Germans Road, London, SE23 1RJ

Guide Price £350,000 to £400,000

Property Images

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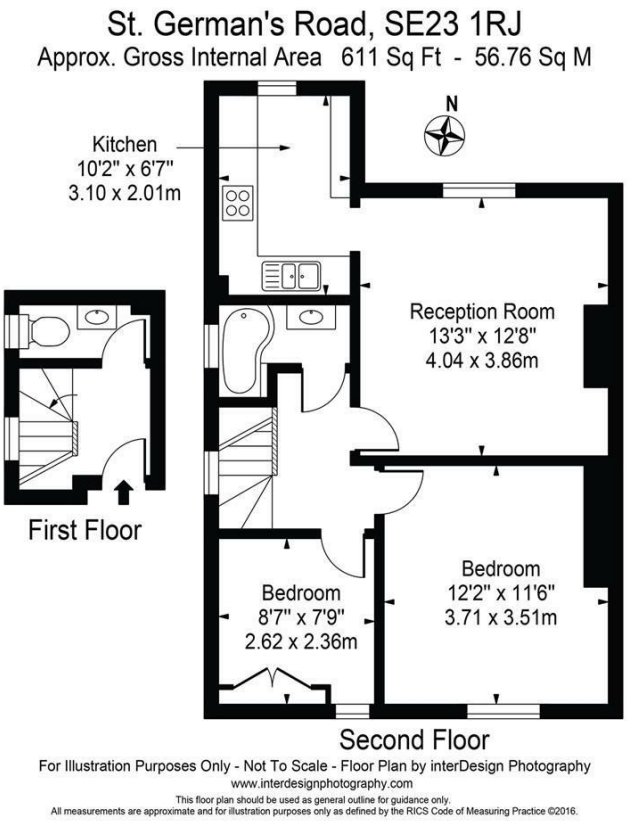

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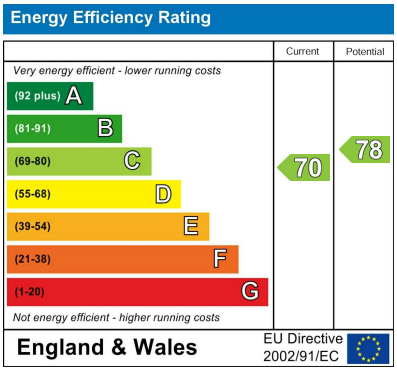
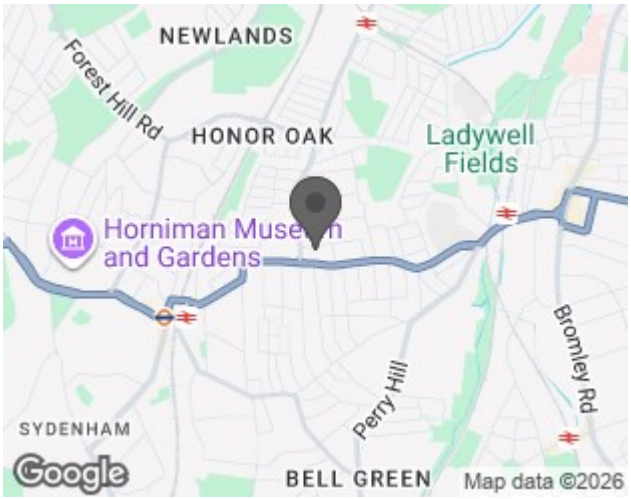


Map



Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

Guide Price £350,000 to £375,000

Now available is this well-proportioned 2-bedroom apartment within this Period Conversion on this quiet and tranquil road.

The property spans approximately 611 sqft of living space and offers one double bedrooms, one single bedroom, a family bathroom, an open-plan living room and also a communal garden. The property offers on-street parking. The property is offered in modern condition but still retains original period features such as high ceiling and large windows.

In proximity of St Germans Road are a plethora of shops, restaurants and amenities as well as plenty of open green spaces and parks.

Features

• GUIDE PRICE £350,000 TO £375,000 • PERIOD CONVERSION • TWO BEDROOMS • SECOND FLOOR • REFURBISHED TO A MODERN STANDARD • COMMUNAL GARDEN • IDEAL LOCATION • APPROX 611 SQFT • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC D

COUNCIL TAX BAND C

LEASEHOLD

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Here is what the owner said:

I have fully renovated the flat since moving in. New kitchen, bathroom, flooring, skirting, boiler, windows, doors and decorating. I like that the flat is quiet, in walking distance of two amazingly linked train stations in Catford and Honor Oak, can get into London Bridge in 11 minutes. Honor Oak has seen significant investment with lovely shops into the area.

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:

Rathfern - Early years provision – Outstanding, Leadership and management – Outstanding, Outcomes for pupils – Outstanding, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Outstanding

Kilmorie - Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain - Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education - Good

Fairlawn - Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Good

TRANSPORT

Train stations are located approximately 0.5 miles from the property and offer some of the following travel times to central London stations:

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 end of Hurstbourne Road (2 mins walk according to Google) on the South Circular, which also runs along Blythe Vale (opposite end to where the house is located). For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops at the end of Hurstbourne Road.

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).

The award-winning traditional pub Blythe Hill Tavern (approx. 0.3 miles away) 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 (approximately 0.5 miles way) was refurbished 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, 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), with a handy chemist located next door and a post office on the south circular.

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 local area benefits from the Ravensbourne Linear Park which leads through woodland and river walks to Sainsbury's Sava Centre.

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

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.

Please contact Hunters to arrange your viewing.

Hunters estate agents Forest Hill have rented several houses and flats near St Germans Road, 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 St Germans Road, SE23

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 105 years remaining (125 years from 2006)
Ground rent: £250/year
Service charge: £1,584/year
Council tax band: C
EPC rating: C

The building
End-terrace flat, standard construction
2 bedrooms, 1 bathroom, 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: Communal, Driveway, and Off Street
Not in a controlled parking zone
Disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Title register restrictions (TGL273282):
- The owner cannot transfer or sell the property without the written consent of the mortgage lender, National Westminster Bank PLC. This is a standard procedure to ensure the mortgage is repaid during the sale.
- The title is subject to rules in the lease which prevent certain types of sales or transfers if they break the specific terms set out in that lease agreement.
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.