

# HUNTERS®

HERE TO GET *you* THERE

**STANSTEAD ROAD, LONDON, SE23**

**GUIDE PRICE £475,000-£500,000**

**Property Images**



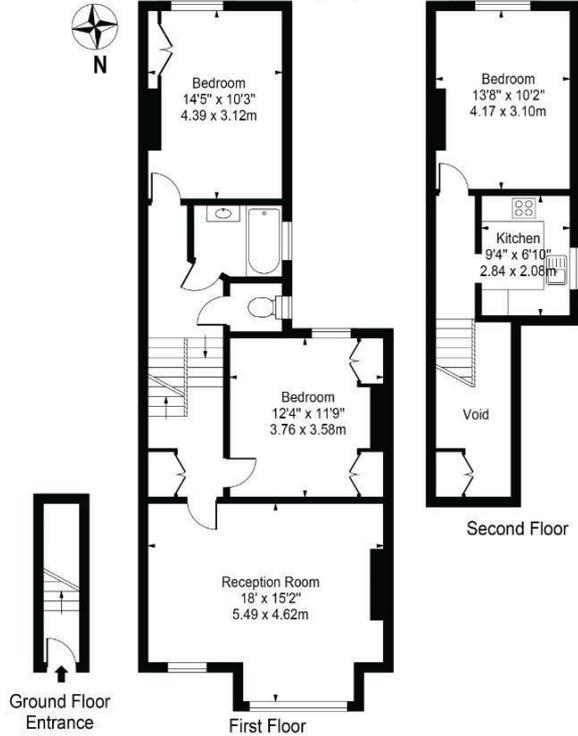
# HUNTERS®

HERE TO GET *you* THERE

## Property Images



Stanstead Road, SE23 1DB  
 Approx. Gross Internal Area 1006 Sq Ft - 93.46 Sq M  
 (Excluding Void)



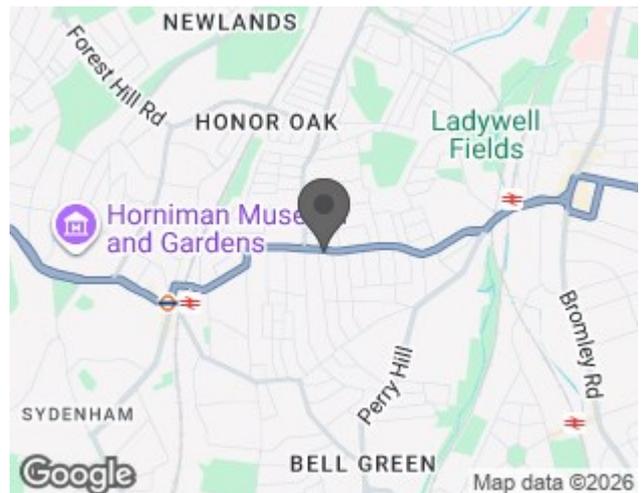
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
 www.interdesignphotography.com

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>			
(55-68) <b>D</b>		65	72
(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 Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Situated on Stanstead Road in London, SE23, this 1000 sq ft split-level flat offers a perfect blend of comfort and convenience. With three bedrooms, this upper flat is suited to families or professionals.

The property features a reception room, providing a space for relaxation and entertaining guests. The layout is designed, ensuring that each room flows into the next.

One of the features of this flat is its proximity to transport links. Residents will appreciate the access to local schools, which adds to the appeal for families looking to settle into the community.

## Features

• SPLIT LEVEL TOP FLOOR • Guide price £475,000-£500,000 • LONG LEASE • Three bedrooms • 1000 SQ FT OF LIVING SPACE • Separate kitchen • Bathroom and separate WC • Close to amenities • Period conversion • Double glazing

GUIDE PRICE £475,000 TO £500,000

The property is situated on the first floor and top floor of a period building, offering approximately 1000 sq ft of space.

With three double bedrooms, separate lounge and kitchen, this layout spread over two floors feels like a house inside.

The sellers have stated the following to us about what they have enjoyed during their time in the property.

The Property has 3 bedrooms all with south facing windows, although on the main road it is far back enough from the road that we never hear the road, master bedroom and living have a high ceiling height and get lots of natural light. The hallway offers good ceiling height and space, the bathroom and kitchen were refurbished a few years ago, built in wardrobes in 2/3 bedrooms, separate WC and bathroom, high end appliances and roper rhodes bathroom furniture, 10m from 3 stations going to London bridge, Waterloo and Overground line for trains to Elizabeth Line and underground.

## 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 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 here:

<http://www.horniman.ac.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'Oculo (Spanish wine bar and dining).

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 is a popular gastropub with a beer terrace to the side.

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, and libraries.

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 (on average 0.7 to 0.8 of a mile) and offer some of the following travel times to central London stations. These stations include Forest Hill, Honor Oak and Catford Bridge.

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

Some of the local schools include:

Kilmore - Behaviour and attitudes - Good Early years provision - Good Leadership and management - Good Personal development - Good

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

St William of York Primary: Behaviour and attitudes – Outstanding, Early years provision – Outstanding, Leadership and management – Outstanding, Personal development – Outstanding, The quality of education - Good

All information correct from Locrating as of the 17th March 2026.

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

- Offers received for 6.7% above the bottom of the guide price
- 21 viewings
- 7 offers received
- Offers received in 28 days of going to market

Please contact Hunters to arrange your viewing.

Verified Material Information

Council Tax band: C

Tenure: Leasehold

Lease length: 154 years remaining

Ground rent: £30 pa

Property type: Maisonette

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception

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

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

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.