

# HUNTERS®

HERE TO GET *you* THERE

**Ewart Road, London, SE23 1AY**

**Guide Price £300,000 to £325,000**

**Property Images**



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## Property Images

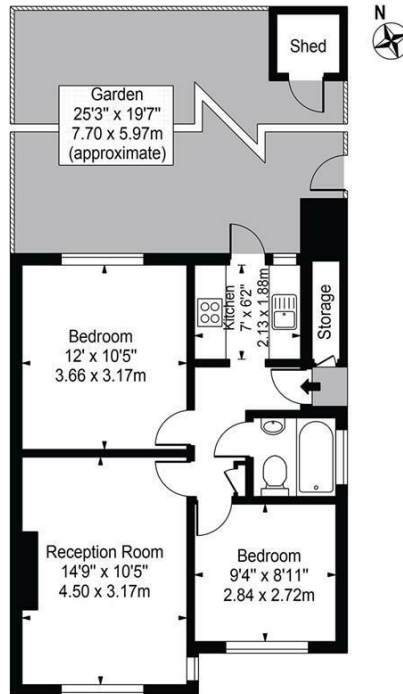




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Ewart Road, SE23 1AY  
Approx. Gross Internal Area 488 Sq Ft - 45.34 Sq M  
(Excluding Storage & Shed)



Ground Floor

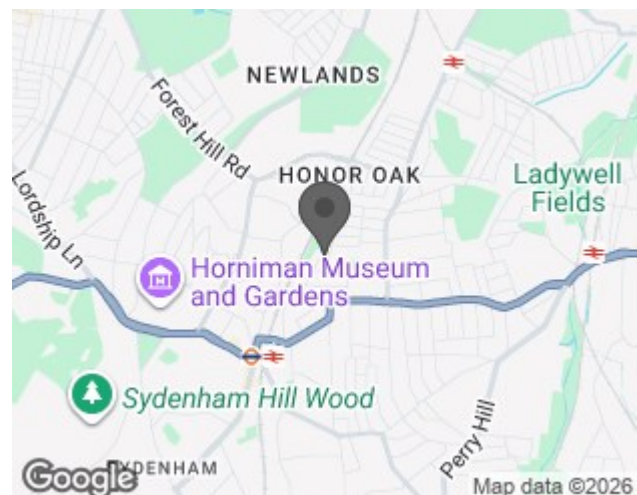
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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	68	77
(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: Apartment - Conversion Beds: 2 Bathrooms: 1 Receptions: 1  
Tenure: Share of Freehold

## SHARE OF FREEHOLD

## CHAIN-FREE

Guide Price £300,000 to £325,000

New to the market is this well-proportioned, two-bedroom apartment which forms part of a period house conversion and is situated on a quiet residential road.

The property offers approximately 488sqft of living space and its own private garden approximately the same size. Being the downstairs of a house conversion you enter through your own private front door. To the right is a separate kitchen and to the left is a family bathroom. There are two well proportioned double bedrooms as well as a living room offering approx. 156 sqft of space. The property is also offered as Share of Freehold. There will be a new 999 year lease on completion.

**Features**

- CHAIN-FREE • SHARE OF FREEHOLD • GUIDE PRICE £300,000 TO £325,000 • DOWNSTAIRS OF A PERIOD CONVERSION • OWN PRIVATE GARDEN • TWO DOUBLE BEDROOMS • SEPARATE KITCHEN AND SEPARATE LIVING ROOM • FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

SHARE OF FREEHOLD

A NEW 999 YEAR LEASE ON COMPLETION

CHAIN-FREE

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Close to Garthorne Nature Reserve, you can find shops, restaurants and amenities close by, as well as plenty of open green spaces and parks.

## LOCAL TRANSPORT

The property is located between approximately 0.7 and 1 mile away from four stations.

Honor Oak Park

Forest Hill

Catford

Catford Bridge

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes

Victoria - approximately 35 minutes

London St Pancras - approximately 32 minutes

London Cannon Street - approximately 30 minutes

London Charing Cross - approximately 28 minutes

Bus stops are located a few minutes' walk away, with routes 122, 171 and 185 serving a variety of destinations. Night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle to the bus stop (Brockley Park) at the end of St German's Road. Other routes nearby include the P4 from Honor Oak to Brixton.

## LOCAL HIGH STREETS, SOCIAL LIFE, DINING AND RECREATION

For those buyers who don't know the area so well here is a summary of some of the local schools and recreation found locally.

Other 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...

Forest Hill town centre is less than a mile away but if you ever fancied a greater selection of shops, eateries and social activity, then the vibrancy of Dulwich and Peckham is only a bus ride away.

Locally, there are numerous points of interest 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.

Blythe Hill Fields is also located in the local area 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.

Some of the eateries nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Mama Dough (Sour Dough) pizza restaurant and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately 0.5 miles away) was refurbished a year or so ago and is now a popular gastropub with a beer garden out the back.

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.

Kilmorie and Rathfern schools both of which are OFSTED rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are just a few out of several very well-regarded OFSTED rated schools locally.

Please contact Hunters to arrange your viewing.

Verified Material Information

Council Tax band: B

Tenure: Share of Freehold

Lease length: 86 years remaining (125 years from 1987)

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 2 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 - Great, EE - Great

Parking: On Street

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: Yes