

HUNTERS®

HERE TO GET *you* THERE

Gabriel Street, London, SE23 1DW

Asking Price £475,000

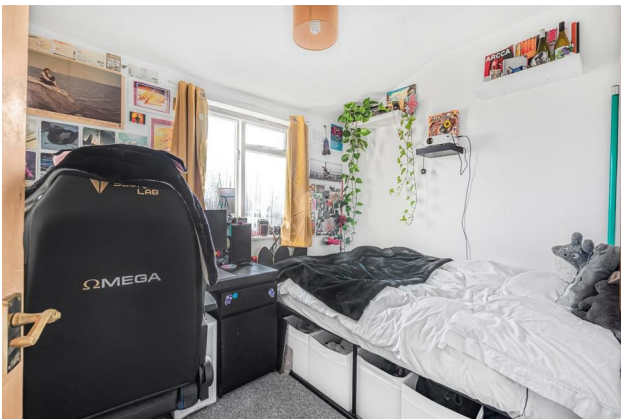
Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



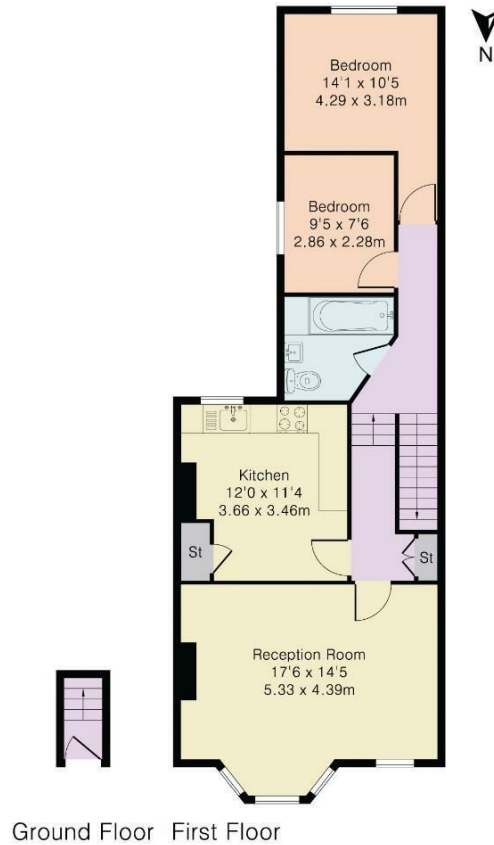
HUNTERS®

HERE TO GET *you* THERE

Approximate Gross Internal Area 730 sq ft - 67 sq m

Ground Floor Area 15 sq ft – 1 sq m

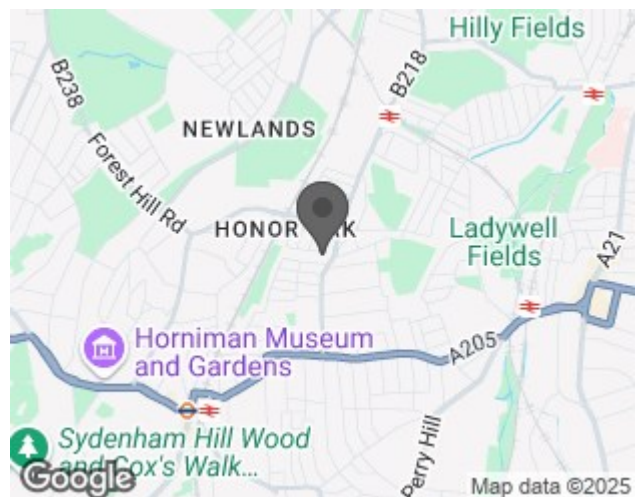
First Floor Area 715 sq ft – 66 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	56	
(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: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Asking Price £475,000 - A well-proportioned 2-bedroom flat on this quiet and tranquil road very close to Honor Oak Park. This first floor period property offers approximately 730 sqft of living space and boasts plenty of character. Offering two bedrooms, one reception room, a separate kitchen/dining room and family bathroom the property is situated in the immediate vicinity of the shops, restaurants and amenities that Honor Oak park has to offer. The property also comes with a substantial loft spaces and has the potential to extend STPP.

Located around 0.2 miles from Honor Oak Park Station the property offers convenient access to the City of London.

Features

• Asking Price £475,000 • Period Conversion • Ideal Location • Potential to extend SSTP • Two Bedrooms • First Floor • Separate Kitchen/Living Room • Close Proximity to Shops, Restaurant and Amenities • Close Proximity to Schools • Close Proximity to Parks and Green Spaces

EPC D

COUNCIL TAX BAND E

LEASEHOLD

Asking Price £475,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

New to the market is this well-proportioned 2-bedroom flat on this quiet and tranquil road very close to Honor Oak Park.

This first floor period property offers approximately 730 sqft of living space and boasts plenty of character. Offering two bedrooms, one reception room, a separate kitchen/dining room and family bathroom the property is situated in the immediate vicinity of the shops, restaurants and amenities that Honor Oak park has to offer. The property also offers substantial loft space with the potential to extend STPP.

Located around 0.2 miles from Honor Oak Park Station the property offers convenient access to the City of London.

Travels times from Honor Oak Park include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

Garthorne nature reserve is located a few roads away from the property which is a beautiful lush green space with plenty of birdsong.

You may read more about the nature reserve here and discover why is so loved by the locals and such a benefit to live nearby. You can also read a bit about the history of the area including details on the Great North Wood and the Croydon Canal: <https://garthoreroadnaturereserve.com/>

Undoubtedly this property offers a great location if schools and transport are top of your list, however, this location has even more to offer in the way of cafés, boutiques shops and numerous recreational facilities. We'd encourage buyers to explore the area and enjoy a coffee or dine in one of the many local eateries to appreciate the area.

Some of our favourite local eateries include Mama Dough (a sourdough pizza restaurant) and the award-winning Babur Indian restaurant. There's also the Honor Oak gastro pub and a selection of boutique cafes and shops.

There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Other local attractions include One Tree Hill which is just at the top of Honor Oak Rise and offers some of the most breathtaking views across London and the city skyline.

Blythe Hill Fields which is approximately one mile away and is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail.

You may look up details about Blythe Hill Fields on their website:

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

The Horniman gardens and museum is another well-known local point of interest. With regular events such as a farmers market and live music, we believe this will be of interest to many buyers.

You can read more about the Horniman museum and gardens via the below link:

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

Verified Material Information

Council tax band: C

Tenure: Leasehold



10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 020 3002 4089 Email: foresthill@hunters.com <https://www.hunters.com>



Lease length: 150 years remaining (142 years from 2017)

Service charge: £2025 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

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

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D