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Ivy Road, Brockley, SE4

Guide Price £400,000 to £450,000

Property Images



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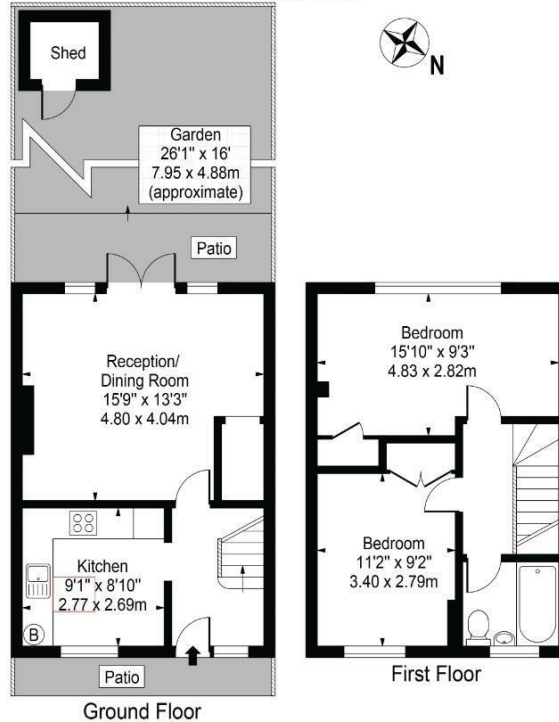


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Ivy Road, SE4 1YS

Approx. Gross Internal Area 724 Sq Ft - 67.26 Sq M
(Excluding Shed)



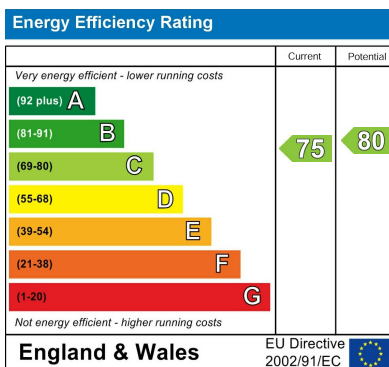
Ground Floor

First Floor

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



Map



Details

Type: Flat Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Leasehold

Summary

Guide price £400,000 to £450,000. SPLIT LEVEL MAISONETTE (like a house inside), two double bedrooms, PRIVATE SOUTH WEST FACING GARDEN, upgraded combination boiler (still under warranty), own front door, great location for transport, schools and recreation

EPC: C

Tenure: Leasehold

Council tax: B (£1,413 p/yr)

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THE MAISONETTE

Located on Ivy Road in SE4 this property is well suited to first time buyers and families who are seeking multiple travel options, great recreation, and a selection of highly acclaimed schools (both state and private).

This beautiful split level maisonette shares similarities to a terraced house given it has its own front door, is split over two floors with an internal staircase from ground to first floor and a private rear garden accessed from double doors off the living space.

The property has been upgraded internally by the current owners and worthy of an appearance in an interior design blog. Simple touches such as the coloured bathrooms tiles laid in contrast to the white metro style tiles, the clever use of the wall and floor space in the kitchen to create a seated dining / breakfast area, the kitchen units and wooden finish of the worktop and shelves that complement each other and simple design of the south west facing rear garden make this a very attractive property in the price range locally.

The rear garden extends over 25 ft and also has a garden shed, patio area with enough space for seating and BBQ area. You will also note from our images the garden is filled with light on bright days which also benefits the living space due to the windows and glazed patio doors which allow natural light in.

There are several striking features visible in the images, 360 degree tour and HD videos, however there are many features not visible which buyers will be keen to know of. We will list some of these below. We advise buyers to view the property to fully appreciate the unique features on offer.

- The property has benefitted from an upgraded combination boiler which is under warranty until March 2025
- Only £10 ground rent per year
- A long lease over 100 years
- Low service charge estimate which includes building insurance amounting to less than £900 per year (2023/2024)
- EPC rated C (only a few points off a B rating)

Whilst the location is popular for buyers in search of good transport links and sought-after schools, local recreation is another substantial consideration for this area.

TRANSPORT, RECREATION, CONVENIENCES and SCHOOLS

Here is a summary of some of the connections, schools and recreation found locally:

Crofton Park station is in proximity with direct trains to some of the following London stations:

London Blackfriars



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



Farringdon
Kentish Town
West Hampstead
Luton
Welwyn Garden City

Brockley station is also in proximity and offers links to:

Fenchurch Street
London Bridge

Ladywell station offers connections to:

London Charing Cross
London Cannon Street

There are connections from these stations taking you to many other popular locations such as:

Canada Water
Shoreditch
Stratford
Islington

to name a but a few.

There is a selection of local schools that appeal to families buying locally which include:

Stillness Junior and Infants Schools are both highly acclaimed with OFSTED ratings "Good" and "Outstanding"

Gordonbrook Primary School is also in proximity and is OFSTED rated "Outstanding"

Prendergast Ladywell School OFSTED rating "Good"

St Dunstons College. A highly acclaimed local independent school.

Rathfern school OFSTED rated "Outstanding"

Holbeach school OFSTED rated "Good"

With an array of cafés, takeaways, restaurants, as well as Co-op supermarket in proximity of the property, the location is very convenient for every day life.

The area is thriving with recreation due to some of the green spaces and history in the locality.

Hilly Fields was formally farmland and saved from development by a group of enthusiasts including a co-founder of the National Trust, Octavia Hill. The park was opened in May 1896 and ever since has been a integral part of local life. The park has historic significance and is thought of by many locals as a golden pocket of south east London. Some of the facilities in the park include:

- Café
- Picnic area
- A dog exercise area

- Cricket pitch
- Childrens play area
- Tennis courts
- Basketball court
- The highly acclaimed Francis Drake Bowls Club
- A highly acclaimed Stone Circle – granite stones erected in 2000 to celebrate the millennium
- Nature and conservation area
- A meadow

Ladywell Fields, (a mile long and made up of three fields with a river running through them), can be found just off Manwood Road and is one of the most popular spaces in proximity to the house. Some of the facilities and thing to enjoy at the fields include:

- play areas
- adventure playground
- ball courts
- skate park
- bowling green
- café
- cycle route (part of the Waterlink Way)
- the friends of park group
- water pumps
- river
- nature reserve
- tennis court
- toilets – including disabled facilities – open seven days a week during café opening hours

The highly acclaimed Rivoli Ballroom has a wonderful history and is one of the last remaining 1950's style Ballrooms left in London. It's located on Brockley Road in Crofton Park.

One Tree Hill which is just at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city skyline. Once a working woodland, this is now a wonderful green space enjoyed by the locals.

Blythe Hill Fields is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail. They also have a great yearly festival for the local community to enjoy.

Please contact Hunters to discuss your viewing.