

HUNTERS®

HERE TO GET *you* THERE

Devonshire Road, London, SE23 3SR

Asking Price £315,000

Property Images



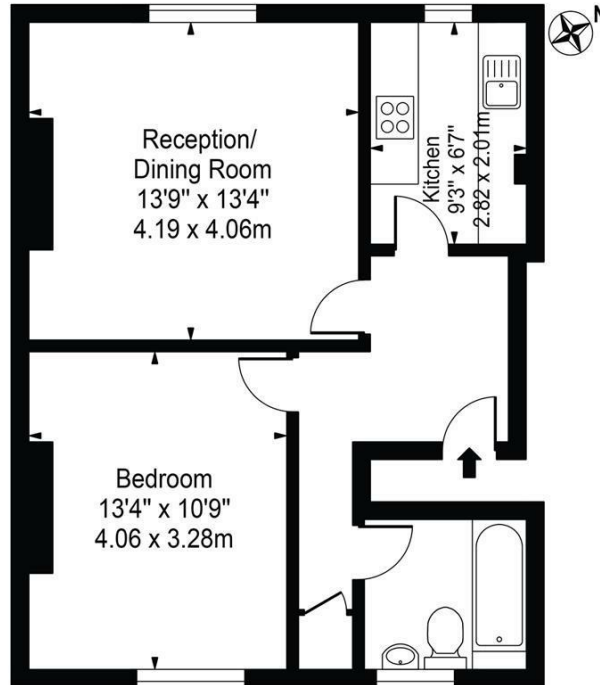
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Devonshire Road, SE23 3SR
Approx. Gross Internal Area 531 Sq Ft - 49.33 Sq M



Second Floor

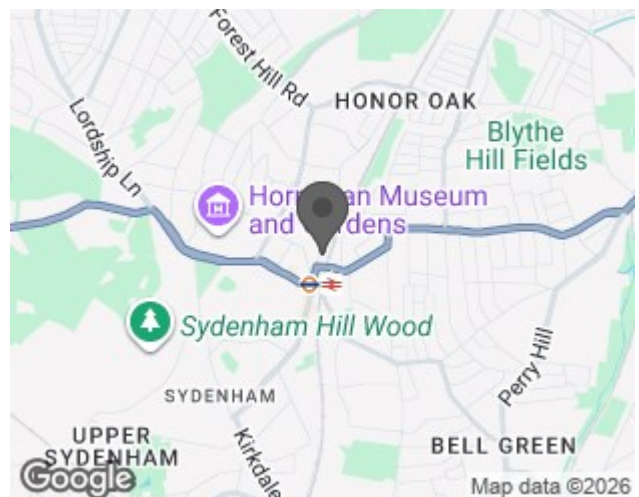
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	77
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

LEASEHOLD

CHAIN-FREE

Asking Price £315,000

CHAIN-FREE and new to the market is this well-proportioned one-bedroom apartment within a period conversion on this sought-after road in Forest Hill.

This property offers approximately 530 sqft of living space and is situated on the top (3rd floor) offering seclusion and privacy. Offering a reception room measuring nearly 186sqft of living space and with panoramic view, a well-sized double bedroom, a separate kitchen and a family bathroom this is a perfect opportunity for a First-Time Buyer looking for their first home. Additional benefits also include well kept communal gardens and a shared driveway

Features

• CHAIN-FREE • ASKING PRICE £315,000 • LEASEHOLD • OFFERING APPROX 530SQFT OF LIVING SPACE • ONE-BEDROOM WITHIN A PERIOD CONVERSION • LIVING ROOM AND SEPARATE KITCHEN • FAMILY BATHROOM • ONE DOUBLE BEDROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

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Located on the Forest Hill side of Devonshire Road this property is located approximately 0.2 miles to the

station.

Travels times from Forest Hill include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

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:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school. (Rated Independent school of the year 2020 and Independent Senior School of the year 2022)

Rathfern - State, mixed, primary, rated OFSTED "Good".

Kilmorie - State, mixed, prima

Dalmain - State, mixed, prima

Fairlawn - State, mixed, prima

Sydenham High School - This

claimed and sought after

Forest Hill is known well locall

As well as having a Sainsbury
quality independent shops, inc
number of great cafés, delis a

served with a variety of high
also gastro pubs, a gym, a
amenities.

The Sylvan Post, a well-know
exhibitions and craft days, anc

host various music events,
hill.

If you ever desire a further cho
found a walk or bus ride away.

he vibrancy of Dulwich can be

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.5 miles away. With regular events such as a farmer's market, live music and seasonal festivals to name a few.

Off the high street you'll also find the excellent Forest Hill pools and library which has recently undergone a refurbishment.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

Early Viewing Recommended

Verified Material Information

Council Tax band: B

Tenure: Leasehold

Lease length: 118 years remaining (157 years from 1987)

Ground rent: £200 pa

Service charge: £2000 pa

Lease restrictions: as per the lease

Property type: Flat

Property construction: Standard construction

Energy Performance rating: D

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)

Parking: Shared Driveway

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