

HUNTERS®

HERE TO GET *you* THERE

Longfield Crescent, London, SE26 4DU

Guide Price £325,000 to £375,000

Property Images



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Approximate Gross Internal Area 700 sq ft - 66 sq m

Second Floor Area 350 sq ft - 33 sq m

Third Floor Area 350 sq ft - 33 sq m



Second Floor



Third Floor

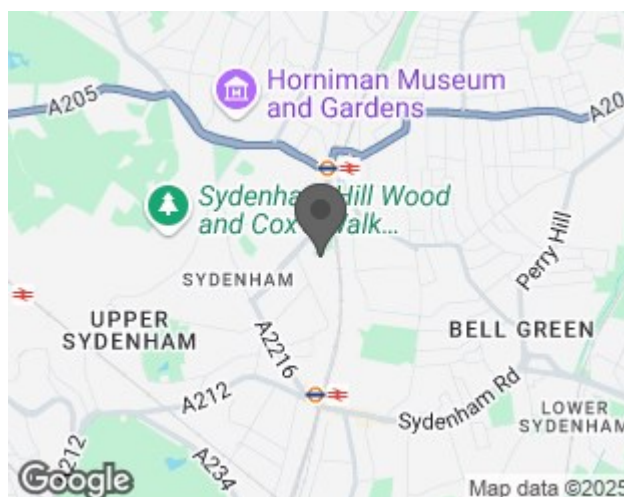


Separate Garden

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Map



Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Leasehold

Summary

GUIDE PRICE £325,000 to £350,000

New to the market is the well-presented two-bedroom split level apartment spread over the top two floors of this popular residential development in the heart of Forest Hill. Spanning approximately 700sqft the property offers a separate living room with a private balcony, kitchen, a family bathroom and two double bedrooms.

The property also benefits from its own private section of garden and the development offer communal parking. This is an ideal opportunity for a First-Time Buyer or Young Family looking for their first home.

Features

• GUIDE PRICE £325,000 to £350,000 • CHAIN-FREE • Approx 700 sqft • Split Over Two Top-Floor Levels • Two Double Bedrooms • Living Room with Private Balcony • Own section of Private Garden • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

EPC – TBC

COUNCIL TAX BAND C

LEASEHOLD

CHAIN-FREE

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Situated approximately 0.5 miles to Forest Hill (there is also a short cut that can be used to shave off a few minute's walk which according to Google is a 7-minute walk), this spacious three-bedroom split level flat is much like a house inside.

You especially notice the generous dimensions of the property in lounge which is large enough to use as a living space and have a separate dedicated dining area.

The property also offers a private balcony, landscaped communal gardens and FREE PARKING in the development.

Transport from Forest Hill station can take you to some of the following London stations to name only a handful:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

As well as having a Sainsbury's, Superdrug and WH Smith, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, several great cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all host various music events, exhibitions and craft days, and have brought a cool and trendy vibe to Forest Hill.

Verified Material Information

Council tax band: C

Tenure: Leasehold

Lease length: 88 years remaining (113 years from 2000)

Ground rent: £10 pa

Service charge: £1430.96 pa

Property type: Maisonette

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: Double glazing and Open fire

Broadband: FTTP (Fibre to the Premises)

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

Parking: Communal

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: No

Energy Performance rating: No Certificate