

**Stondon Park, Honor Oak, SE23**

**Guide Price £325,000 to £350,000**

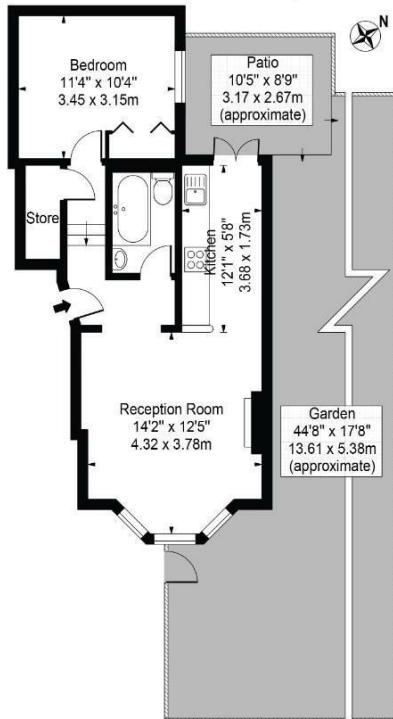
## Property Images



## Property Images



Stondon Park, SE23 1JS  
Approx. Gross Internal Area 471 Sq Ft - 43.76 Sq M



Ground Floor

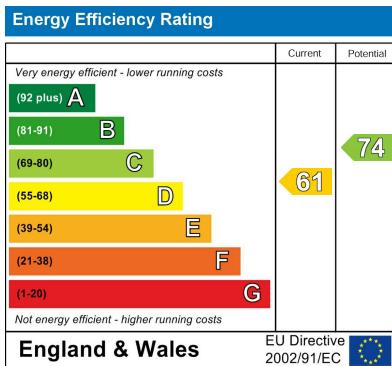
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

[www.interdesignphotography.com](http://www.interdesignphotography.com)

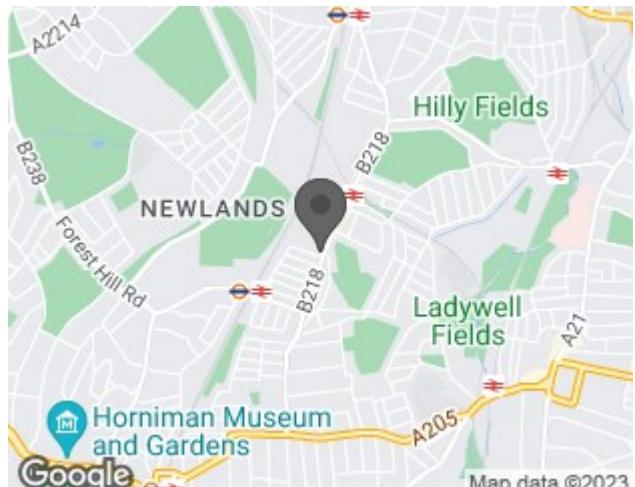
This floor plan should be used as general outline for guidance only.

All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC



## Map



## Details

Type: Flat Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

## Features

- CHAIN FREE • Ground floor • 1 bedroom • WRAP AROUND GARDEN • Potential to extend subject to consents • SHARE OF FREEHOLD • Over 470 sq ft of space • Storage • Corner plot • Guide price £325,000 to £350,000

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EPC rating: D

Council tax band: B (£1,413 p/yr)

Tenure: Share of freehold

### THE PROPERTY

The property is a ground floor, 1 bedroom flat with a SHARE OF FREEHOLD in a period building. The private garden wraps around the front, side and back of the building offering buyers a rare corner plot to develop the flat into subject to any consents needed.

Internally the existing footprint offers over 470 sq ft of space, a lovely open plan area and a few steps to the bedroom area creating separation in the flat and a split levelling feeling.

The property is being offered chain free and would be well suited to first time buyers and investors who like the potential of adding value to the property.

### THE LOCATION

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.

The property is located in proximity to some of the most sought-after schools in the area. Several of the local schools were rated "Outstanding" by Ofsted and according to the website locrating.com the property is also in the catchment of both Harris Boys and Harris Girls academy East Dulwich.

Transport to central London stations from Honor Oak train station (which is approximately 0.3 miles from the property) includes some of the following travel times:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

Canary Wharf in approximately 24 minutes

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

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/>