

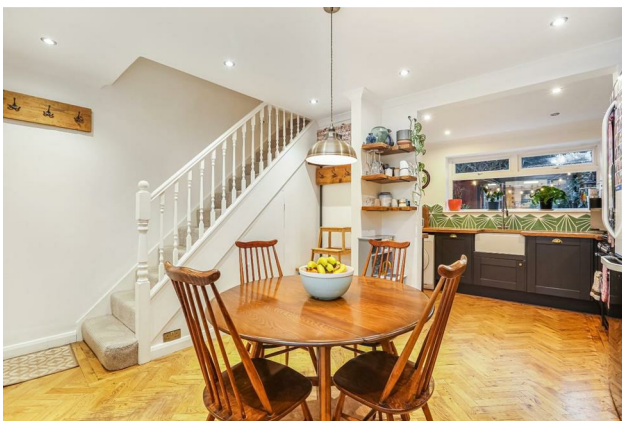
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Lammas Green, Sydenham, SE26

Guide Price £725,000 to £775,000

Property Images



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Property Images



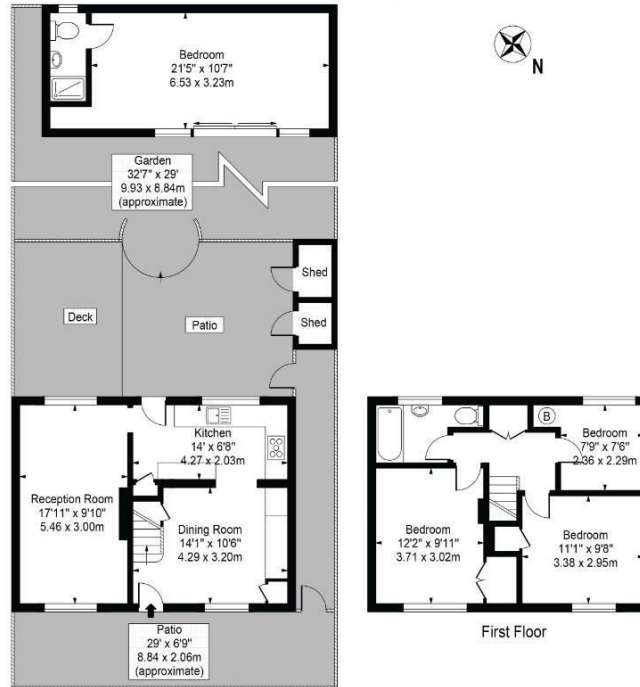
Property Images



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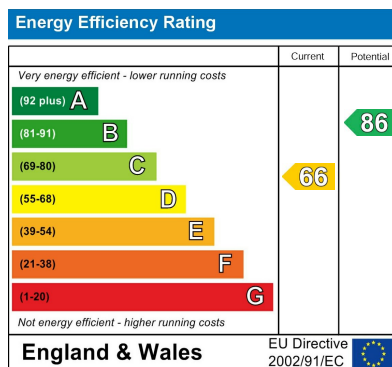
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Lammas Green, SE26 6LT
 Approx. Gross Internal Area 874 Sq Ft - 81.20 Sq M
 (Excluding Outbuilding & Sheds)
 Approx. Gross Internal Area Of Outbuilding 265 Sq Ft - 24.62 Sq M



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: House Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

Guide price £725,000 to £775,000. FREEHOLD, three-bedroom terraced house (but with side access), INCOME GENERATING GARDEN ROOM, loft space, architecturally designed Grade II listed development, VILLAGE GREEN, modernised interior including upgraded boiler and electrics...

EPC rated: D

Council tax band: D (£1,816 p/yr)

Tenure: FREEHOLD

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THE HISTORY and THE LOCATION

Located off Sydenham Hill opposite the highly acclaimed Sydenham Hill Woods, Lammas Green is a picturesque development secretly tucked away in a popular part of South East London. Situated in proximity to the Horniman Museum and Gardens and other local attractions such as the Grade II listed Crystal Palace Park and Dulwich Village.

Designed by notable architect Donald McMorran of Farquharson and McMorran (his buildings include halls of residence at the University of Nottingham and south block extension to the Old Bailey) this Grade II listed development was built in the late 1950's and features a community hall set around a village green. Such developments are rare in London and you would be forgiven for thinking you are in a small village retreat.

To fully appreciate the setting please view our drone imagery and video which show the location of the woods in proximity to the village green.

This double fronted house is one of few in the development and offers three bedrooms, a south westerly facing rear garden, side access (despite being a terraced house) and a fabulous garden room with an en-suite (more on the benefits / potential of this below).

There are many features of this property to appreciate, and we highly recommend all buyers view our HD video walkthrough and virtual reality tour to get a good sense of the property, however there are many great features that are not visible in the marketing images that we'd like buyers to know about. We'll list several of these below:

- There is a community at Lammas Green that the current owners describe as "outstanding". Some of the regular arrangements include Christmas services, street parties including Lammas day, summer parties and national event celebrations around the central green of the development

- The community have a WhatsApp group for residents to communicate through making all the functions on the Village Green easy to arrange
- Given the Grade II status, the green and the trees within are well kept year round with regular gardeners making this an ideal play area for children, a serene place to read a book or enjoy a picnic
- The development houses its own Nursery on the green which is extremely convenient for families
- Residents benefit from reduced rates to hire the Lammas Green community hall which is great for parties and other events. If hiring for a community event, this is often free of charge
- From within the development there's a walkway that leads to Kirkdale in just a few minutes where you'll have your choice of boutique shops and cafes

THE PROPERTY AND THE UPGRADES BY THE CURRENT OWNERS

Being a listed development, the properties are all externally decorated and maintained by the home owners to be consistent aesthetically. Upon entering the Green this is noticeable as are the vintage streetlamps around the green.

The house itself offers 3 bedrooms a kitchen diner and lounge with feature fireplace. There is the benefit of loft space and the potential to extend to the rear subject to any permissions that might be required.

The internal finish is modern and has been upgraded in recent years by the current owners. We have asked the sellers for a description and age of the works they have completed which are as follows:

- The rich coloured kitchen which complements the warmth of the parquet wood floor was renewed approximately 4 years ago including appliances
- The metro tiled bathroom was renewed approximately 5 years ago
- A Valiant combination boiler was installed with long term guarantee
- The electrics have been upgraded and certified

The GARDEN ROOM AND SIDE ACCESS – IT'S PROVEN POTENTIAL

The rear garden has a beautiful mature Magnolia tree (striking when in bloom) is south westerly facing and therefore benefits from sunlight through the day. Given its size, the garden has been arranged to offer a decked area, a lawn, two storage sheds and a fabulous garden room. The current owners upgraded the garden fence approximately 18 months ago and the decking approximately 8 months ago.

The garden room is a standout feature which has potential for multiple purposes. It could be used as extended space to the house, home study, gym, studio to name but a few possibilities. However, the current owners have set this room up as a guest suite given it has its own en-suite shower room.

The current owners have benefited from great success using the property as short term / holiday accommodation. They currently charge £100 per night and have obtained "super host" status on Airbnb and currently have a score of 4.97/5 from 103 reviews.

This provides prospective buyers with the potential to earn a significant income from the garden room based on the 90 day a year allowance only. If a buyer were successful in obtaining permission for long term holiday letting, the potential income would increase substantially.

One of the main reasons this garden room has been such a success and offers potential to improve the income generated, is because of the side access to the garden from the front of the house. This means the garden room functions independently of the house as guests use the side access to enter the accommodation and do not need to go through the house.

The garden room is still under warranty and has approximately 5 years left offering buyers confidence in the longevity of this space.

SCHOOLS, TRANSPORT DINING OUT AND OTHER RECREATION

The property is also in the catchment area of Ofsted rated "Outstanding" primary and secondary schools which is great news for those considering a family home in the area. Eliot Bank is one of those local schools which is not only Ofsted rated "Outstanding" but has also featured in Ofsted's top 10%.

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)

Horniman – State, mixed, primary, rated Ofsted "Good"

Rathfern - State, mixed, primary, rated Ofsted "Outstanding"

Kilmorie - State, mixed, primary, rated Ofsted "Outstanding"

Dalmain - State, mixed, primary, rated Ofsted "Good"

Fairlawn - State, mixed, primary, rated Ofsted "Outstanding"

There are several stations in proximity including, Sydenham Hill and Sydenham. Forest Hill train station, served by the Overground and Southern Rail and offers the following approximate travel times to central London stations:

Canada Water in approximately 12 mins

London Bridge in approximately 15 mins

Canary Wharf in approximately 15 mins

Cannon Street in approximately 20 mins

Charing Cross in approximately 21 mins

Blackfriars in approximately 23 mins

Victoria in approximately 25 mins

Kings Cross St Pancras in approximately 26 mins

The highly acclaimed Sydenham Hill Woods is made up of approximately 11 hectares and forms part of the largest remaining tract of the old Great North Wood. The wood is home to more than 200 species of trees and plants as well as rare fungi, insects, birds and woodland mammals.

The Woods are a unique mix of new and ancient woodland, with remnants of Victorian gardens and is London Wildlife Trust's oldest nature reserve.

In the 1980s, Sydenham Hill Wood was saved from development threats, a testament to the determination of local people to safeguard nature. It became London Wildlife Trust's first nature reserve in 1982 and Cox's Walk came under the Trusts management in 1998.

This lovely walk is perfect for couples, family walks (including the dog!) and hikers with a great pub at the end for a Sunday roast or a summery pint in their amazing beer garden!

Tucked behind Sydenham Hill Wood you will find yet another great attraction. The ever-popular Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

The Horniman Museum and Gardens is a well-known local point of interest and can be found only a few minutes away. With regular events such as a farmers market, live music and seasonal festivals to name a few.

The Horniman Museum and Playpark - membership of the Horniman is low cost and great for families. There are lots of activities for all ages in the park and it boasts a spectacular view of London from the Hill. For those who have a dog or are thinking of getting one, there are lots of dog walkers / minders in the area and a great bunch of people meet there in the mornings to walk dogs together (the current owners have had a positive experience of this whilst living in the property).

You can read more about the Horniman museum and gardens here:

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

As well as having a Sainsbury's, 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, 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 variously host, music events, exhibitions and craft days, and have brought to Forest Hill a cool and trendy vibe.

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.