

HUNTERS®

HERE TO GET *you* THERE

Stanstead Road, Forest Hill, SE23

Guide Price £350,000 to £400,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images

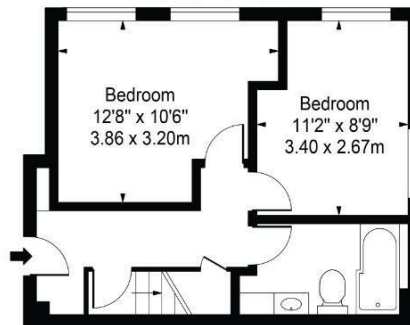
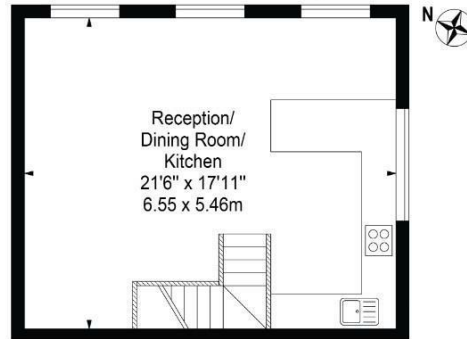


HUNTERS®

HERE TO GET *you* THERE

Stanstead Road, SE23 1DD

Approx. Gross Internal Area 741 Sq Ft - 68.84 Sq M



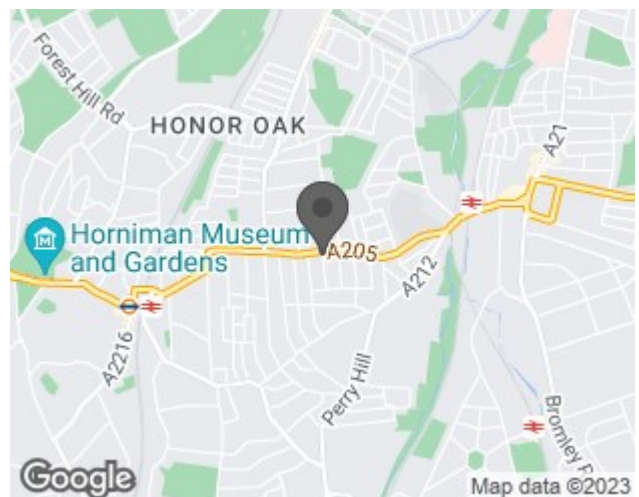
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Share of Freehold

Summary

Guide price £350,000 to £400,000, OVER 740 SQ FT OF SPACE, split level period flat, CHAIN FREE, 2 double bedrooms, PERIOD FEATURES, SHARE OF FREEHOLD, on street parking, open plan kitchen living space, LOUNGE WITH VAULTED CEILING, modernised interior.

EPC rated: C

Council tax band: C (£1,614 p/yr)

Tenure: SHARE OF FREEHOLD

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR FOREST HILL PROPERTY MARKET UPDATES

VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR – SHARE A LINK WITH YOUR FRIENDS AND FAMILY TO ENJOY THE VIRTUAL TOUR WITH THEM ON SCREEN TOO

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

THE PROPERTY

The property is a split level period flat with vaulted ceiling which offers upwards of 740 square ft, 2 double bedrooms, a kitchen diner that is over 21 ft in length, 1 bathroom, with parking available on local roads (Fermor Road).

Buyers will not fully appreciate the features of the flat unless they view in person. However, we highly recommend buyers view our HD VIDEO walk through and our 360 DEGREE VIRTUAL TOUR, along with the images and floor plan, these will offer great insight prior to viewing.

This description will inform buyers about some of the key points that may not be obvious in the images, video, and virtual tour.

- The striking open plan living area spans over 21 ft in length and features a vaulted ceiling. Given the dimensions of this room and the fact there are four windows it allows for a dedicated kitchen breakfast space, living and dining area.
- The masonette style property is situated to the rear of the building with southerly rooftop views and access via Fermor Road
- The flat is split level with two double bedrooms and bathroom on the first floor and open plan kitchen living space on the second floor
- The property boasts dual aspect windows facing southerly and easterly allowing for a light and spacious loft feel
- Two double bedrooms, both of which contain two windows which are southerly and easterly facing.
- The bathroom is modern in design, features a raised bath and has the added benefit of a shower.
- This delightful property comes with a share of freehold.

TRANSPORT

Several train stations are in proximity of the property and offer some of the following travel times to central London stations. These stations include Forest Hill, Honor Oak and Crofton Park as well as Catford.

Canada Water in approximately 12 mins

London Bridge in approximately 15 mins



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



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

Bus routes running to many stations are available from the South Circular. For late night travellers, Night Bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle.

SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are several award-winning local restaurants including Babur (Indian), Mama Dough (sourdough pizza), Le Querce (traditional Sardinian dishes) and L'Oculta (Spanish wine bar and dining).

Local popular cafes include: Grounds & Grapes, St Davids, Canvas & Cream which also hosts events and art studios

The award-winning traditional pub Blythe Hill Tavern has been voted CAMRA South East London pub of the year, known for its real ales and friendly staff.

The Honor Oak pub was refurbished recently and is a popular gastropub with a beer garden out the back.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Sainsbury's, Tesco your choice of boutique cafés, restaurants, and trendy gastro pubs, as well as leisure centres, and libraries.

LOCAL RECREATION

Off the high street in Forest Hill, you'll find the excellent Forest Hill pools and library both of which have undergone refurbishment.

There are numerous points of interest locally and some of the most popular include:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music, and seasonal festivals to name a few.

The nearby hidden gem that is Sydenham Hill Woods consists of approximately 9 hectares and is a designated local nature reserve. There, you will also find Dulwich & Sydenham Hill Golf Club.

Beckenham Place Park is another highly acclaimed local green space that's offers London's first purpose-built swimming lake, nature trails and events at the mansion house.

Blythe Hill Fields is also close by and hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit.

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 "Outstanding".

Kilmorie - State, mixed, primary, rated OFSTED " Outstanding ".

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

Fairlawn - State, mixed, primary, rated OFSTED "Outstanding".

Sydenham High School - This is an independent girls school which is highly acclaimed and sought after

Please contact Hunters to arrange your viewing.