

# HUNTERS®

HERE TO GET *you* THERE

6E Hurstbourne Road, London, SE23 2AB

Guide Price £400,000

Property Images



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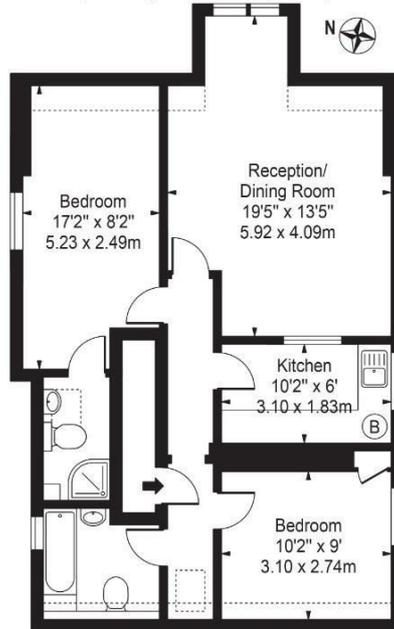
## Property Images



## Hurstbourne Road, SE23

Approx. Total Internal Area 700 Sq Ft - 65.03 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 654 Sq Ft - 60.76 Sq M  
(Excluding Restricted Height Area)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	50
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Map



### Details

Type: Flat Beds: 2 Bathrooms: 2 Receptions: 1 Tenure: Share of Freehold

## Summary

Guide price £400,000 to £425,000. 2 BED 2 BATH. Positioned in a detached period building, OVER 700 SQ FT of space, lounge almost 18ft, TOP FLOOR, WINDOWS ON THREE SIDES, separate kitchen and lounge, great location for transport, schools and green spaces.

## Features

• Guide Price £400,000 to £425,000 • Two bathrooms (one en-suite) • Two double bedrooms • Chain Free • Approximately 720 sq ft of space • Off Stanstead Road (South Circular with many buss routes) • In proximity of 4 stations • Lounge over 19 ft • Second Floor

COUNCIL TAX BAND: C

EPC RATED: E

Share of Freehold

VIEW OUR HD VIDEO WALK-THROUGH - LIKE AND SUBSCRIBE TO OUR YOUTUBE CHANNEL TO GET FOREST HILL PROPERTY UPDATES.

The property offers over 700 sqft of space, comprised of a lounge almost 18ft, two bedrooms and two bathrooms, a separate kitchen. It is located at the top of a detached period building and has windows on three sides.

The images, floor plan, and HD VIDEO WALK THROUGH do a fantastic job of showing you what's on offer, however, some of the standout features include the following:

Two double bedrooms

Town centre location

En Suite

Period Building

Share of Freehold - a substantial benefit over leasehold-only properties as the owners have more control over how the building is maintained/managed.

For those buyers who don't know the area so well here is a summary of transport and recreation found locally.

Forest Hill (Overground/National Rail), Catford Station (National Rail), and Catford Bridge (National Rail) are located approximately 0.5 miles from the property and offer transport to Central London stations:

Shoreditch High Street in approximately 23 minutes

Charing Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available minutes from the flat. For late-night travelers, night bus N171 runs from Tottenham Court Road through Waterloo, Peckham, Elephant & Castle and stops at a bus stop minutes away from the flat.

Nearby local high streets include Honor Oak, Forest Hill, Brockley, and Catford, where you will find

amenities such as Sainsbury's and Tesco, your choice of boutique cafés, restaurants, trendy gastro pubs, and cocktail bars, as well as leisure centers (including Forest Hill pools), libraries and Catford Mews cinema.

If you ever fancied a greater selection of shops, eateries, social activity, and nightlife, there are swift bus connections to trendy Peckham, East Dulwich, and New Cross. There are also travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centers and high streets with many well-known brand names shops and restaurants.

Locally, there are numerous points of interest, including:

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

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

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

Blythe Hill Fields is also located in the local area and offers recreational facilities such as 'the trim trail', which is an exercise trail. It also hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<https://www.blythehillfields.org.uk/>

Located a short walk from the property is Ladywell fields, offering basketball courts, tennis courts, an athletics track, and open green space. More details on local amenities in Ladywell Fields can be found here:

<https://lewisham.gov.uk/inmyarea/openspaces/parks/ladywell-fields>

Some of the eateries nearby include the award-winning Babur Indian restaurant, the popular Mama Dough (Sour Dough) pizza restaurant, and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately .05 miles away) is a popular gastropub with a beer garden at the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road, with a handy chemist located next door and a nearby post office.

Please contact Hunters to arrange your viewing.