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HERE TO GET *you* THERE

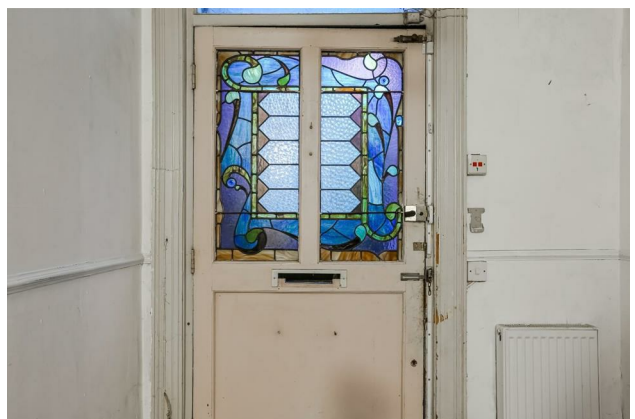
WOOD VALE, LONDON, SE23 3ED

Guide Price £1,650,000 TO £1,750,000

Property Images



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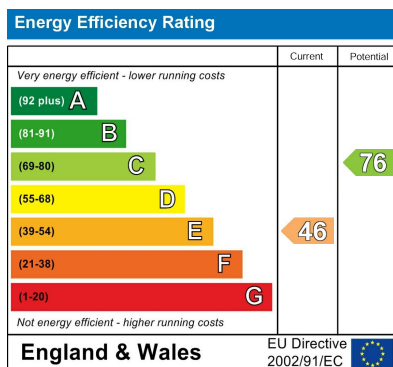
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For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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: 8 Bathrooms: 3 Receptions: 3 Tenure: Freehold

CHAIN-FREE

GUIDE PRICE £1,650,000 TO £1,750,000

FREEHOLD

New to the market is the 8-Bedroom Property on the very desirable Wood Vale by the Horniman. The property retains many period features throughout including high-ceilings, fireplaces, covings, original flooring throughout and even stain-glass windows

Wood Vale offers immediate access to a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

Click through to read more.

Features

- GUIDE PRICE £1,650,000 TO £1,750,000 • CHAIN-FREE • FREEHOLD • APPROXIMATELY 3,433SQFT • EIGHT BEDROOMS • THREE RECEPTIONS • THREE BATHROOMS • FRONT AND BACK GARDENS • In proximity of shops, restaurants and amenities • In proximity of schools, parks and green spaces

CHAIN-FREE

GUIDE PRICE £1,650,000 TO £1,750,000

FREEHOLD

APPROXIMATELY 3,433 SQFT

New to the market is the 8-Bedroom Property on the very desirable Wood Vale by the Horniman. The property retains many period features throughout including high-ceilings, fireplaces, covings, original flooring throughout and even stain-glass windows

Downstairs offers a front garden and as you enter there is a reception room to the left and two more reception rooms to the right. There is also a separate kitchen/dining room, a utility room and a conservatory leading to a substantial back garden benefitting from outbuildings.

The first-floor offers three double bedrooms and two bathrooms. The second floor offers four double bedrooms and one bathroom. All of the double bedrooms in this property are very well sized offering the potential for a family home or even a HMO.

Wood Vale offers immediate access to a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

LOCAL RECREATION:

The town centre is approximately 0.4 miles from the property and, 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 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 in the town centre, you'll find Forest Hill pools and library, both of which have undergone refurbishment. Forest Hill Pools is known for its swimming pool facilities, but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest. Backing directly onto the Horniman Museum and Gardens, the flat enjoys easy access to one of the area's most popular green spaces and cultural attractions. It is recognised as a popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmer's market, live music and seasonal festivals, there is always something to enjoy at the Horniman.

Blythe Hill Fields is also located in the local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit.

Dulwich also offers a vast array of gastro pubs, cafés, delis and restaurants that are incredibly popular and need to be visited.

TRANSPORT LINKS

Located approximately 0.6 miles from Forest Hill train station, some of the following travel times are on offer:

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.

SCHOOLS

Eliot Bank Primary School

Overall effectiveness of the school is rated as Good, the quality of education is rated as Good, behaviour and attitudes of students are rated as Good, personal development of students is rated as Good, leadership and management of the school is rated as Good.

Horniman Primary School

Pupils are happy and feel safe at the school, the school has high expectations for pupils and they achieve well, particularly in reading and mathematics, pupils behave well, are polite, courteous, and articulate, the school provides a rich variety of opportunities, including after-school clubs, which are popular among pupils, including those with special educational needs and/or disabilities, pupils engage with their local community and are encouraged to champion causes important to them.

Fairlawn

Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment – Good

Hunters estate agents Forest Hill have sold several houses and flats in proximity to Wood Vale in SE23 over the last 10 years. The stats from a sale include:

- Offers received for 10.52% above the bottom of the guide price
- 1 viewing
- 2 offers received
- Offers received in 3 days of going to market
- Offer accepted on the 16th day of going to market

Hunters also let and manage properties in proximity to Wood Vale SE23

Verified Material Information

Costs and tenure

Tenure: Freehold

Council tax band: G

EPC rating: E

The building

Semi-detached house, standard construction

8 bedrooms, 3 bathrooms, 3 receptions

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE good

Parking: Driveway, Off Street, and Private

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

In the Forest Hill conservation area (per planning.data.gov.uk; confirm via the local authority search).

No tree preservation order

Title register restrictions (LN74467):

- There is a restriction stating that no sale or transfer of the property can be completed during the lifetime of the current owner unless it is authorised by a court order under the Mental Capacity Act 2005. This is a legal safeguard used when an owner may lack the capacity to make decisions about their property, ensuring any sale is in their best interests and approved by a judge.

No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should

verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.