

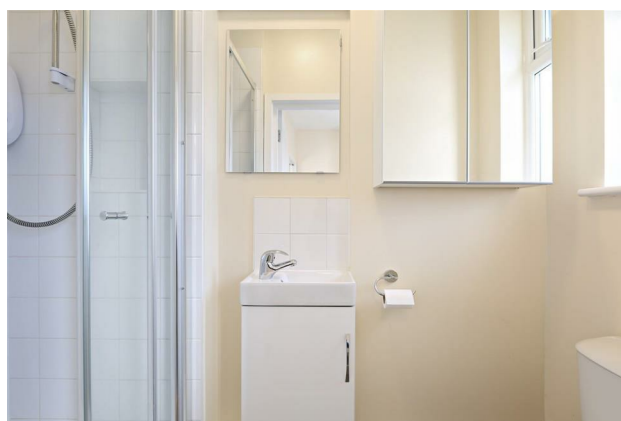
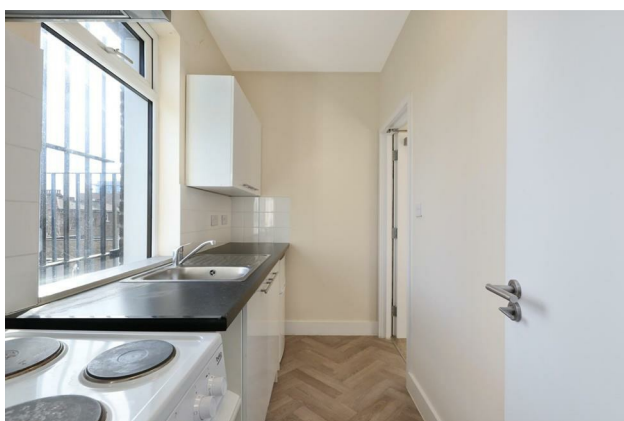
HUNTERS®

HERE TO GET *you* THERE

Dartmouth Road, London, SE23 3HN

£1,100 Per Month including council tax

Property Images



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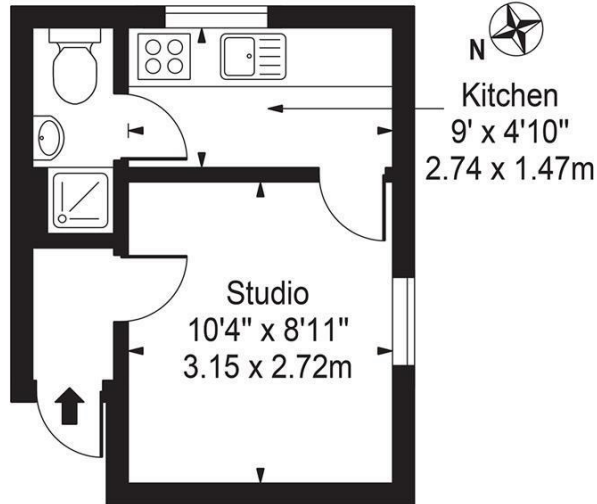


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Dartmouth Road, SE23 3HN

Approx. Gross Internal Area 177 Sq Ft - 16.44 Sq M



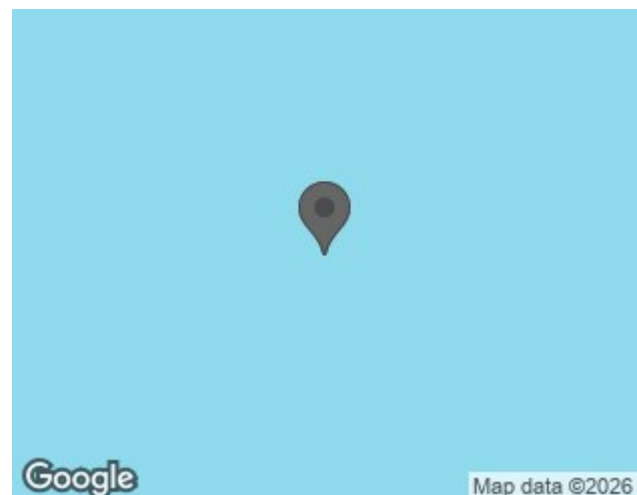
First Floor

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 62016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: Apartment Beds: 0 Bathrooms: 1 Receptions: 1 Tenure:

Asking Price £1,100 including Council Tax

Unfurnished

Available 23rd March

Nestled away just off of Dartmouth Road in the centre of Forest Hill is this self-contained Studio. The property is offered in modern condition and is comprised of a separate kitchen, separate bathroom and an open-plan living room/bedroom

Early viewing Highly Recommended.

Features

• Asking Price £1,100 Council Tax Included • Available 23rd March • Unfurnished • Studio Flat • Separate Kitchen • Separate Bathroom • Secure Entrance • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport Links • In Proximity of Parks and Green Spaces

EPC: TBC

Asking Price: £1,100

Council Tax Band: C

Offered: Unfurnished

Available: 23rd March

Offered to the market is this studio apartment situated in the heart of Forest Hill on Dartmouth Road. The property offers approximately 186sqft and offers a bathroom with shower, a separate kitchen and a double bedroom/living room. The property is ideal for an individual/couple looking for a new home in the local area. The properties also come with Council Tax included within the rent.

The property offers secure entry and there is a communal washing machine/drying machine. It is a stones throw from Forest Hill Station and the local High Street. Forest Hill offers an abundance of shops, restaurants and amenities.

TRANSPORT LINKS

Transport from Forest Hill station can take you to some of the following London stations to name only a handful:

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.

SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are multiple restaurants in Forest Hill including the Dartmouth Arms, Sylvan Post, Canvas & Cream, Tofu, Bona and multiple coffee shops. There are also as a large selection of independent shops and convenience stores as well as a Sainsbury's.

Further afield is Honor Oak where you will find Tesco and your choice of boutique cafés and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

If you ever fancied a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Dulwich, Brockley, Greenwich, Deptford, Lewisham and Bromley to name a few. Both the latter have shopping centres and high streets with many well-known brand names shops and restaurants.

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.

Blythe Hill Fields is also close by and offers recreational facilities such as the "Trim trails" 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. Off the high street you'll also find the excellent Forest Hill pools and library.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a bus ride away.

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.5 miles away. With regular events such as a farmer's market, live music and seasonal festivals to name a few.

Available immediately, please contact Hunters to arrange your viewing.

Hunters estate agents Forest Hill have rented several houses and flats near Dartmouth Road, SE23 over the last 10 years. The stats from a sale include:

- Offers received for 100% of the guide price
- 28 viewings
- 4 offers received (14.3% of offers were received compared to viewings!)
- Offers received in 19 days of going to market
- Offer accepted on the 29th day of going to market

Hunters let and manage properties close to Dartmouth Road, SE23

Verified Material Information

Monthly rent: £1,100

Holding deposit: £1,100

Council Tax band: C

Tenure: Leasehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: It is in a Conservation Area.

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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.