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TFF 21 Manor Mount, London, SE23 3PY

Guide Price £500,000 to £550,000

Property Images



HUNTERS®

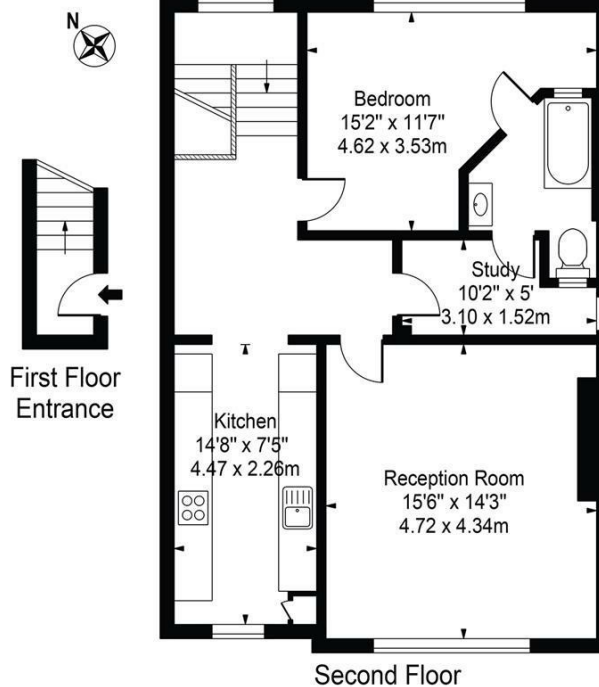
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Manor Mount, SE23

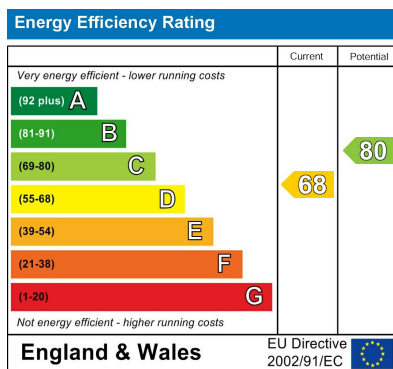
Approx. Gross Internal Area 754 Sq Ft - 70.05 Sq M



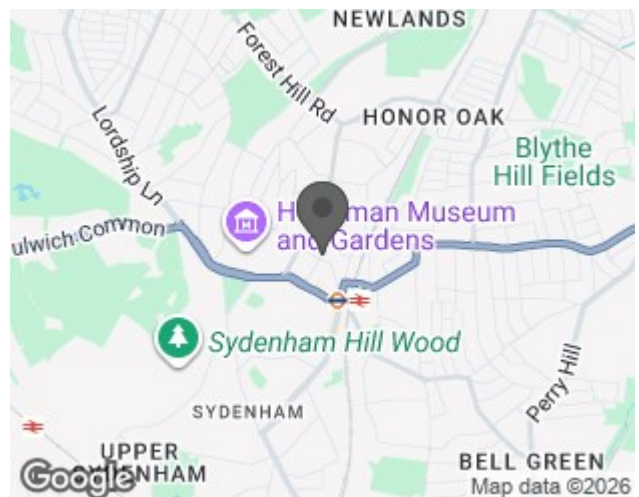
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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: Flat - Conversion Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

EPC rated: D

Council tax band: B

Tenure: Share of Freehold

Hunters are proud to market this two-bedroom Period Conversion Second-Floor flat deep in the heart of Forest Hill and just a few minutes' walk from the station.

The property offers two bedrooms, a family bathroom, living space and separate kitchen. The property is triple aspect, having windows on both the front and back of the property.

The property retains many of its original period features including high ceilings and large windows whilst also entertaining more modern features like a recently refurbished kitchen.

Features

• Guide Price £500,000 to £550,000 • Two Bedroom • Share of Freehold • Chain Free • Second Floor • Period Conversion • Approx 0.2 mile to station • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Parks and Green Spaces

Description

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

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The property offers two bedrooms, a family bathroom, living space and separate kitchen. The property is triple aspect, having windows on both the front and back of the property, as well as the window in the second bedroom.

The property retains many of its original period features including high ceilings and large windows whilst also entertaining more modern features like a recently refurbished kitchen.

The property is well situated for great social life, recreation (green spaces included) transport and highly acclaimed schools which this description will offer further details on.

THE PROPERTY LOCATION and TRANSPORT:

The property's location is, in our opinion, a premier road in Forest Hill SE23. In our experience, rarely do we find a property located so conveniently for transport, shopping, recreational facilities and schools.

Located approximately 0.2 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.

LOCAL SHOPPING AND DINING:

The town centre is approximately 0.2 miles away, 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, deli's and restaurants to name but a few of its excellent amenities. There are dentists and doctor surgeries close by. You are also close to Bell Green.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all variously host music events, exhibitions, and craft days.

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

LOCAL RECREATION:

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 and can be found just beyond the town centre. It is recognized 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.

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:

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

Kilmorie - Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain - Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education - Good

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 Manor Mount 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.

Verified Material Information

Costs & tenure

Tenure: Share of Freehold

Lease length: 955 years remaining (999 years from 1982)

Service charge: £1,330/year

Lease restrictions: Standard Lease Terms we believe

Council tax band: B

EPC rating: D

The building

End-terrace flat, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Broadband: Cable

Parking: None

Risks & restrictions

Not a listed building

We believe it is subject to article 4

No tree preservation order

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.