

# HUNTERS®

HERE TO GET *you* THERE

**Forest Lodge, Forest Hill, SE23**

**Guide Price £400,000 to £425,000**

**Property Images**





## Property Images



HERE TO GET *you* THERE



Forest Lodge, SE23

CAPTURE DATE 06/09/2022 LASER SCAN POINTS 54,288,586

GROSS INTERNAL AREA

56.68 sqm / 610.10 sqft




— Ground Floor



SPIC ID: 563107208560afd0dc868687

**EPC**

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		61	71
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

## Map



## Details

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

Guide price £400,000 to £450,000. CHAIN FREE, 2 double bedroom ground floor flat with direct access to garden, NEW BOILER WITH 5 YEAR WARRANTY, just redecorated, SHARE OF FREEHOLD , superb location for access to the station, town centre, recreation as well as socialising.

## Features

• GROUND FLOOR • Two double bedrooms • DIRECT ACCESS TO GARDEN • Great location for all facilities of Forest Hill town centre • NEW BOILER WITH 5 YEAR WARRANTY • SHARE OF FREEHOLD • JUST REDECORATED • CHAIN FREE • Guide price £400,000 to £450,000

### Description

Guide price of £400,000 to £450,000

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

Being offered chain free with a share of freehold, a new boiler with year warranty and having just been redecorated this 2 double bedroom ground floor flat with direct access to garden will appeal to many buyers.

The property is located centrally for Forest Hill, approximately 0.3 miles from the town centre meaning that the station and local amenities are in proximity. Sydenham town centre is also in proximity offering the best of both towns.

Positioned on Dartmouth Road in an area that has a village vibe due to the boutique stores and local cafes / coffee shops etc, this is an increasingly popular location. One of the stand out features of this location is the proximity to Sydenham Hill woods and the Horniman Museum and gardens.

Approximately 0.2 miles away you will also find the highly acclaimed Forest Hill Pools which is the local leisure centre, along with the neighbouring local library.

On route to the station you will note a selection of local businesses such as deli's, cafes, restaurants and gastro pubs to name but a few.

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.

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.

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

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

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 excellent 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.

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

Forest Hill is well known for some of the local schools. In particular, the highly acclaimed Eliot Bank is in proximity and is OFSTED rated "Outstanding" as well as being ranked in the top 10% of Ofsted rated schools.

There is also several OFSTED rated "Good" schools locally and Rose Mount Montessori Primary.

Verified Material Information

Council tax band: C

Council tax annual charge: £1811.53 a year (£150.96 a month)

Tenure: Leasehold

Lease length: 999 years remaining (996 years from 2022)

Service charge: £155 pm / £1860 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Great

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

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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.