

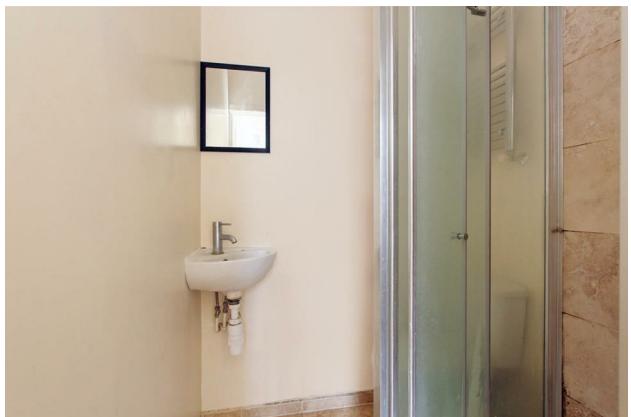
**Manor Mount Forest Hill SE23**

**Asking Price £300,000**

**Property Images**

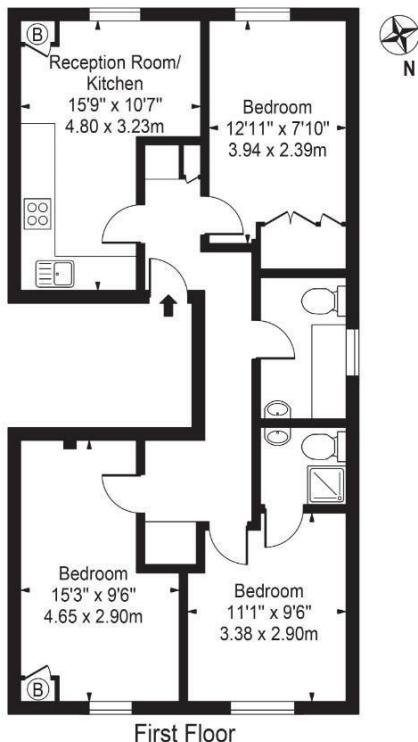


## Property Images



## Manor Mount, SE23 3PY

Approx. Gross Internal Area 661 Sq Ft - 61.41 Sq M

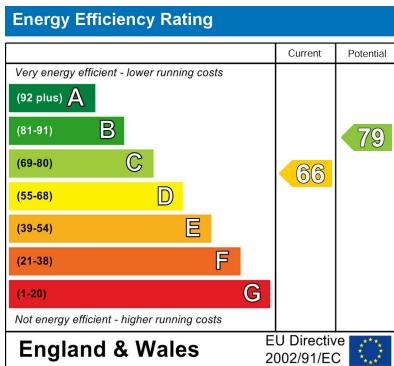


First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://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 Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

## Summary

CHAIN FREE, 3 bedroom 2 bathrooms (one is en suite), OVER 660 SQ FT OF SPACE, first floor of a period building, PREMIER ROAD IN FOREST HILL, approx. 0.2 mile to station and town centre, IN PROXIMITY OF HIGHLY ACCLAIMED RECREATION SUCH AS HORNIMAN MUSEUM AND GARDENS...

EPC rated: C

Council tax band: D (£1,816 p/yr)

Tenure: LEASEHOLD

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

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

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## THE PROPERTY LOCATION and TRANSPORT:

The property's location is in our opinion is on 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 to 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 in 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.

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

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

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. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

#### SCHOOLS:

There are several schools in proximity of the property which are rated highly by OFSTED as well as some independent schools which include Rose Mount Montessori and the highly acclaimed St Dunstan's College.

To name a few of the other schools locally:

Kilmorie Primary - OFSTED rated "Outstanding"

Perry Mount Primary - OFSTED rated "Good"

Stillness infant and junior school - OFSTED rated "Outstanding" and "Good"

Rathfern Primary - OFSTED rated "Outstanding"

Holy Cross Primary - OFSTED rated "Outstanding"

Rushey Green Primary - OFSTED rated "Good" and in OFSTED's top 10%

Dalmain Primary - OFSTED rated "Good"

Please call Hunters on 020 3002 4089 to arrange a viewing.