

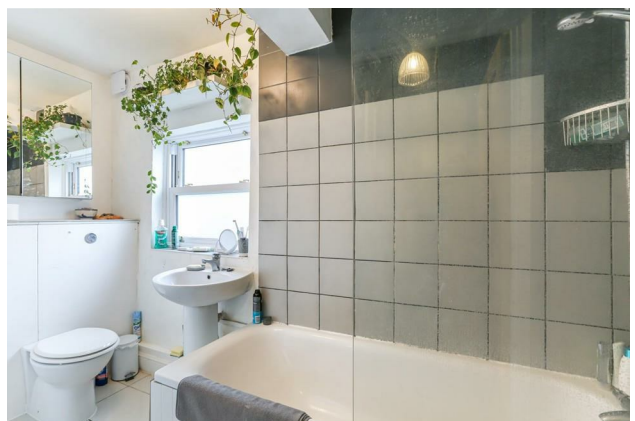
HUNTERS®

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Garlies Road, Forest Hill, SE23

£1,400 Per Month

Property Images



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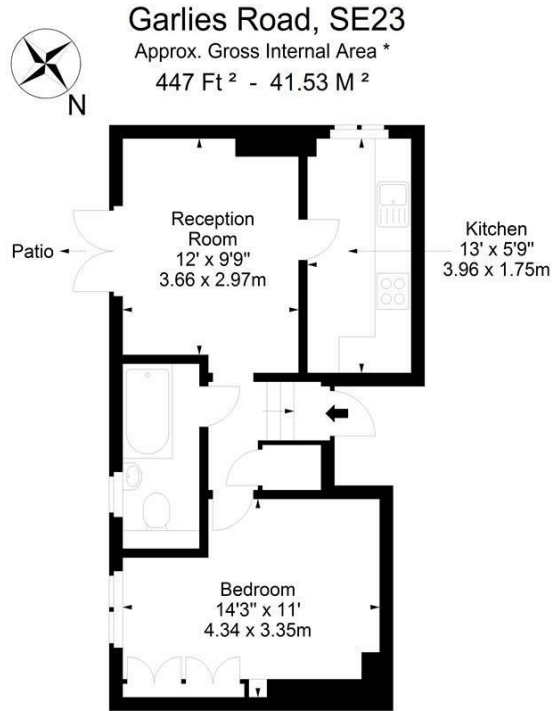
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Ground Floor

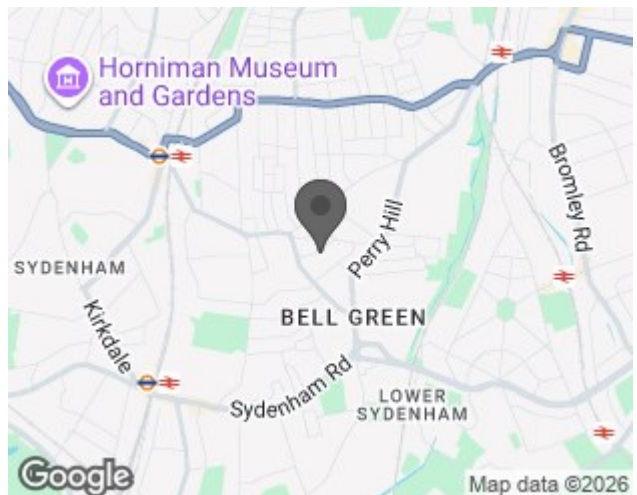
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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 © 2021

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Flat Beds: 1 Bathrooms: 1 Receptions: 1 Tenure:

Summary

Stunning one bedroom flat on the ground floor of a double fronted PERIOD style building on a desirable TREE LINED ROAD with over 445 sq ft of living space and DIRECT access to SOUTHERLEY FACING shared garden, split level feel due to a few stairs in entrance, located approximately 0.7 miles to Forest Hill town centre and train station...

Features

- Ground floor • DIRECT ACCESS TO GARDEN • Over 445 sq ft of space • GRAND, DOUBLE FRONTED PERIOD BUILDING • STRIKING INTERIOR • Fitted wardrobes • SIDE ACCESS GATE TO GARDEN • Garden backs onto allotments • Available week of the 22nd April 2024 • WATER BILL INCLUDED

Council tax: B (£1,498 p/yr)

EPC: D

Furnishing: FURNISHED

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As seen in the images and plans, the flat has double doors that open onto the patio. The garden is both wide and lengthy providing the perfect opportunity for outdoor living with a seamless connection to the lounge space of the flat.

Given the southerly aspect of the garden and the fact the patio doors, bedroom window and bathroom window are all southerly facing, the flat benefits from beams of sunlight internally as seen in the images.

The garden offers a very private and peaceful space to enjoy. The fences of the garden do a fab job of offering privacy but given the size of the garden it does not feel enclosed and is very open. As the garden backs on to allotments, there is little passing traffic or built-up surroundings resulting in low noise and more privacy in the garden which is a rare find in London.

For added convenience there is also a side access gate, great for cyclists who want somewhere to store their bikes out of sight or other convenience's such as bins or large deliveries.

Some features that will appeal to many buyers includes:

- Fitted wardrobes in the bedroom which have recently been added and are very practical addition to the room.
- Window in every room including the bathroom
- Trendy column radiators
- Plug sockets have built in USB ports

Offering over 445 square feet of living space, it also has a split level hallway adding to the character of the property.

The property is located in proximity to the following stations:

Forest Hill Station and Overground is approximately 0.9 miles
Sydenham Station is approximately 1.1 miles
Lower Sydenham Station is approximately 0.9 miles
Catford and Catford Bridge Station is approximately 1.1 miles

Travel times to destinations from these stations include:

London Bridge - approximately 16 minutes
Victoria - approximately 35 minutes
London St Pancras - approximately 32 minutes
London Cannon Street - approximately 30 minutes
London Charing Cross - approximately 28 minutes

Bus stops are also located in proximity of the property, with routes 122, 171 and 185 serving a variety of destinations. Night bus N171 runs from Tottenham Court Road through Waterloo and Elephant & Castle to the bus stop (Brockley Park) at the end of St German's Road. Other routes nearby include the P4 from Honor Oak to Brixton.

Local high streets include Honor Oak, Forest Hill and Catford, where you will find Tesco, Sainsbury's, your choice of boutique cafés, restaurants and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

Some of the places nearby we know well are the award-winning Babur Indian restaurant. There's also the popular Mama Dough (Sour Dough) pizza restaurant and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub on the corner of St German's Road was refurbished and is now a popular gastropub with a fantastic beer garden out the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road, with a handy chemist located next door.

Contact Hunters to arrange your viewing.