

HUNTERS[®]

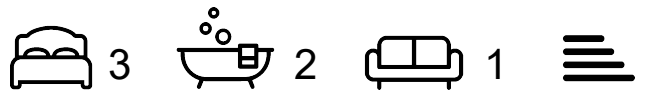
HERE TO GET *you* THERE



Century Yard

London, SE23 3XT

£2,250 Per Calendar Month



NOT SUITED TO SHARERS DUE TO LICENSING RESTRICTIONS. Offered unfurnished, 3 bedroom with 2 bathrooms and 3 W/C's, great location just off the high street but tucked away in a private gated development, off street parking for 2 cars, rear garden, in proximity of highly acclaimed schools



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Council tax: E E (£2,490 p/yr)

EPC rated: D

Offered unfurnished

Century Yard is located off Forest Hill town centre tucked away in a small development with a mixture of modern houses and apartments.

This property has three bedrooms, two bathrooms and an additional WC.

The house is located within the electronic gates of Century Yard offering a feeling of prestige. The house has a parking space to the front and could fit two cars.

Once inside the property you will find a welcoming hallways leading to all the ground floor rooms which includes a downstairs cloakroom.

The garden is accessed from the 17ft lounge via double doors which offers a pleasant connection between the inside and outside spaces.

Upstairs there are three bedrooms and two wash rooms, one of which is en suite to the master bedroom.

One of the lovely features of this house is the oversized window to the master bedroom which is almost floor to ceiling allowing lots of natural light to enter the room.

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 are also several Ofsted rated "Good" schools locally and Rose Mount Montessori Primary.

Transport from Forest Hill station can take you to:

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 farmers 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/>

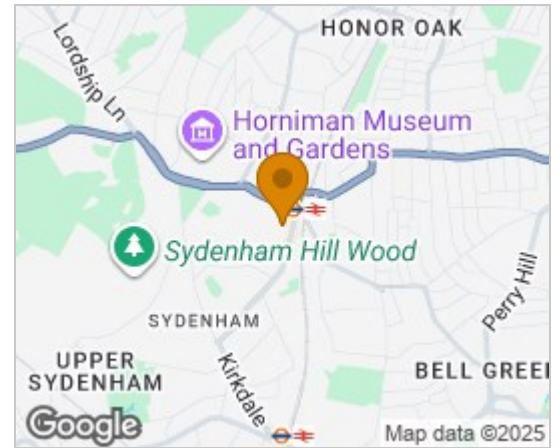
As well as having a Sainsbury's, Forest Hill is well served with a variety of high quality independent shops, including a renowned traditional butcher. There a

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

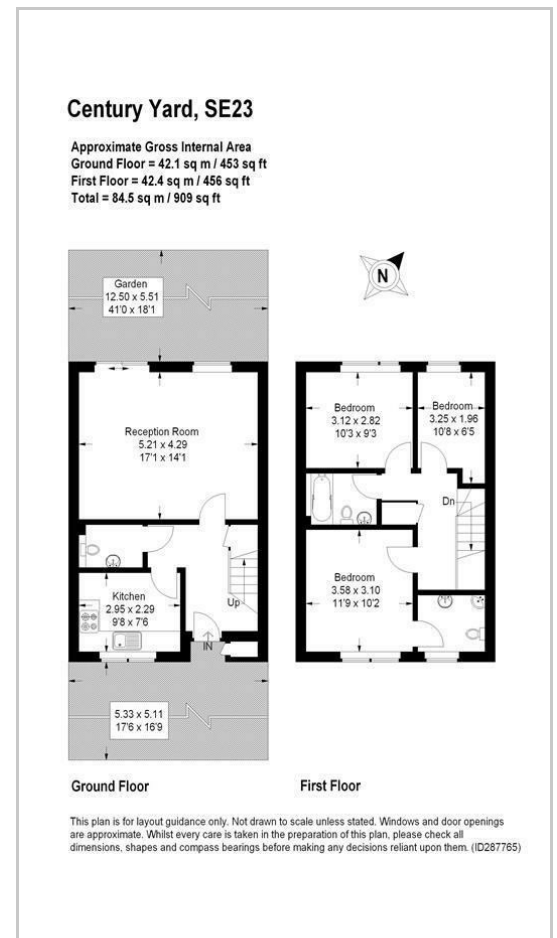
10A Dartmouth Road, Forest Hill, SE23 3XU

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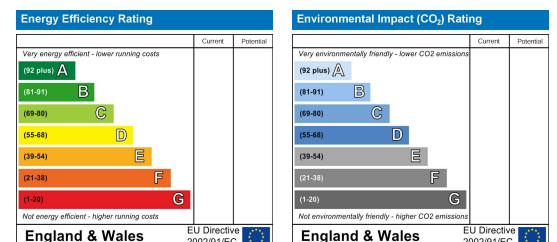
Area Map



Floor Plans



Energy Efficiency Graph



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