

HUNTERS®

HERE TO GET *you* THERE

Manor Mount, London

£2,500 Per Month

Property Images



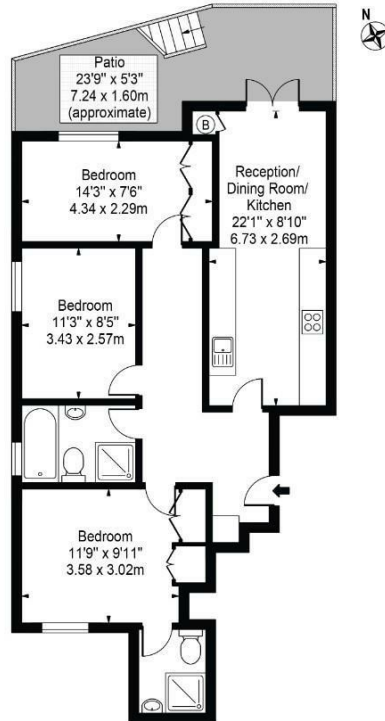
Property Images



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Manor Mount, SE23
Approx. Gross Internal Area 767 Sq Ft - 71.26 Sq M



Lower Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

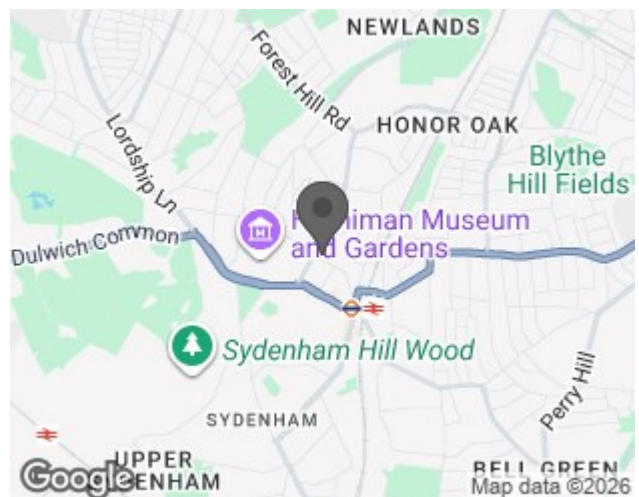
www.interdesignphotography.com

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 ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: Flat Beds: 3 Bathrooms: 2 Receptions: 1 Tenure:

LICENSED FOR SHARERS. Garden, 3 bedroom 2 bathrooms (one is en suite), OVER 750 SQ FT OF SPACE, second 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...

Features

• Licensed for sharers • 3 bedroom • 2 bathrooms • Garden • Parking • Premier Road

LICENSED FOR SHARERS.

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.

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>

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

Verified Material Information

Costs and tenure

Tenure: Leasehold

Lease length: 116 years remaining (125 years from 2017)

Council tax band: C

EPC rating: C

Monthly rent: £2,500

Security deposit: £2,884

Holding deposit: £500

The building

End-terrace flat, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three good, EE great

Parking: Communal

In a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

In In the Forest Hill conservation area (per planning.data.gov.uk; confirm via the local authority search).

Tree preservation order present

Title register restrictions (TGL468085):

- The lease contains rules that limit the owner's ability to sell, sub-let, or transfer the property without following specific procedures.
- The owner must pay half the cost of maintaining the northern boundary fence.
- The land can only be used for private houses of a certain quality and not for any other type of building.
- No buildings are allowed to be built within 60 feet of the northern fence.
- The owner is not allowed to make or burn bricks, tiles, or other clay items on the land.
- The owner must not do anything on the property that would cause an annoyance or nuisance to the previous owners or the neighbours.

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.