

HUNTERS®

HERE TO GET *you* THERE

Manor Mount, Forest Hill, SE23

£2,500 Per Month

Property Images



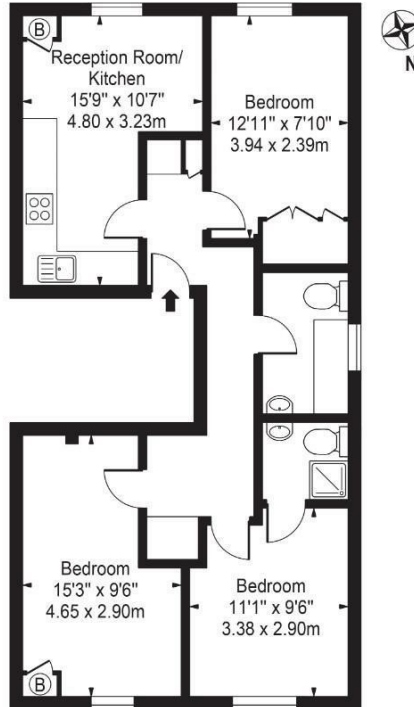
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Property Images



Manor Mount, SE23 3PY
Approx. Gross Internal Area 661 Sq Ft - 61.41 Sq M



First Floor

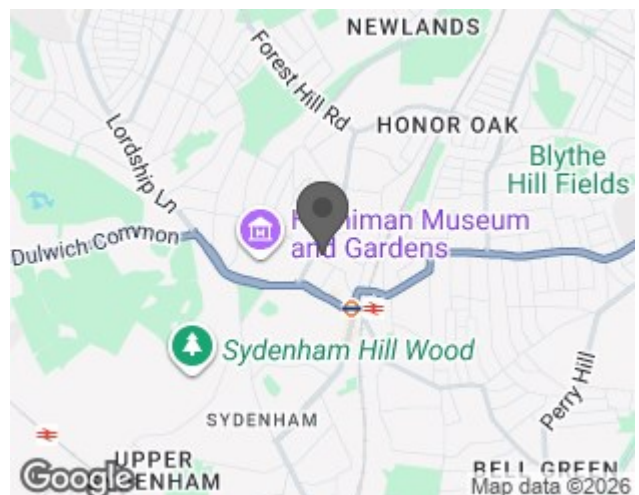
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(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. 3 bedroom 2 bathrooms (one is en suite), OVER 650 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 bedrooms • 2 bathrooms • Premier Road in Forest Hill SE23

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: D
EPC rating: D
Monthly rent: £2,250
Security deposit: £2,884
Holding deposit: £500

The building

Semi-detached 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: Cable
Parking: Communal, Driveway, and Off Street
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 (TGL468086):

- The owner must not use the property for any purpose other than as a private home.
- The owner is not permitted to build any new structures within 60 feet of the northern fence.
- The owner must not carry out any activities that would cause an annoyance or nuisance to the neighbors.
- The owner is prohibited from making or burning bricks, tiles, or other clay products on the land.
- The owner must pay half of the costs for maintaining the northern boundary fence.
- The lease restricts 'alienation', which means the owner must follow specific legal steps or obtain permission before selling or sub-letting the flat.

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.