

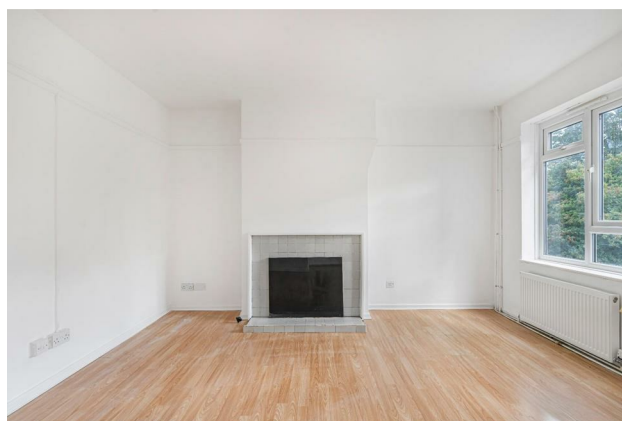
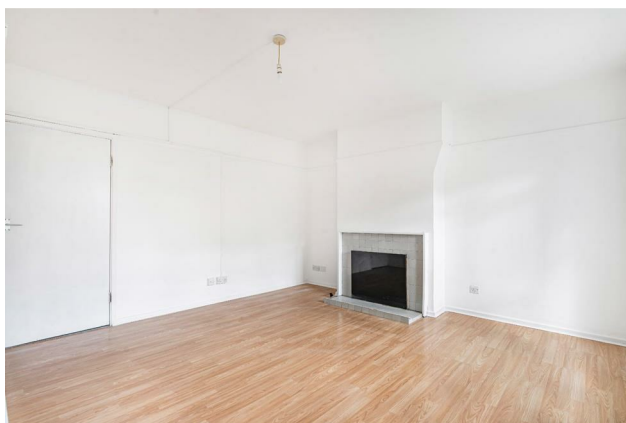
HUNTERS®

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Greystead Road, London, SE23 3SD

£2,200 Per Calendar Month

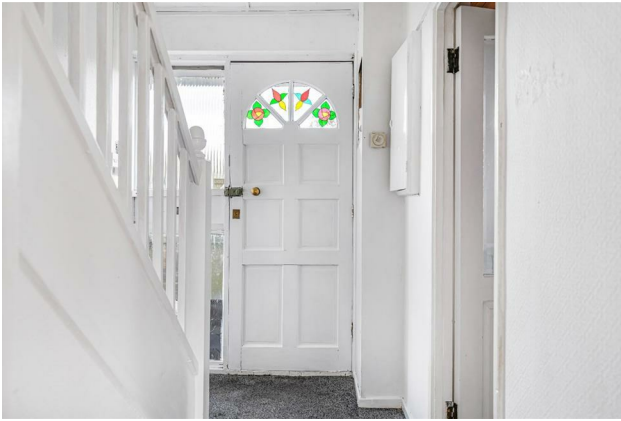
Property Images



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Property Images



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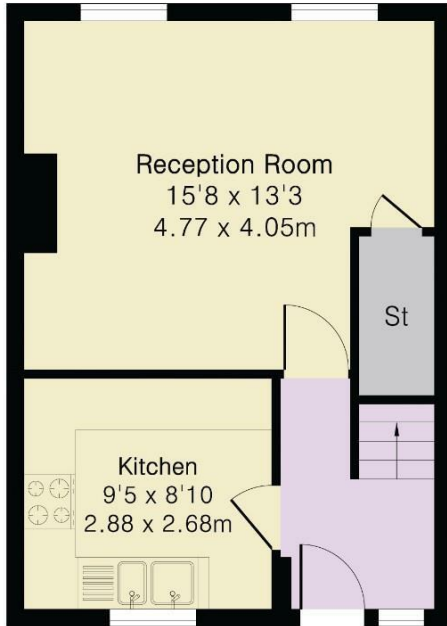
Property Images



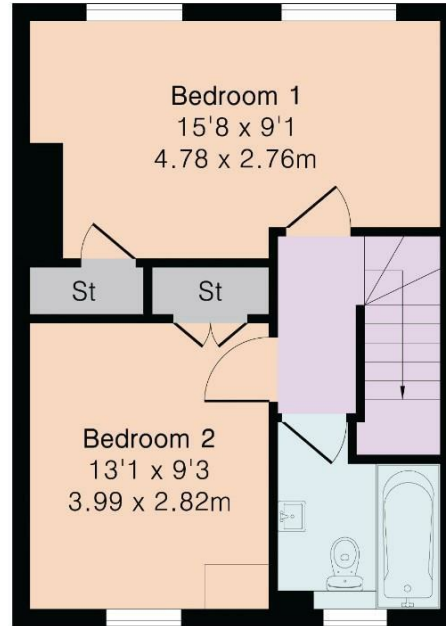
Approximate Gross Internal Area 702 sq ft - 66 sq m

Second Floor Area 351 sq ft – 33 sq m

Third Floor Area 351 sq ft – 33 sq m



Second Floor

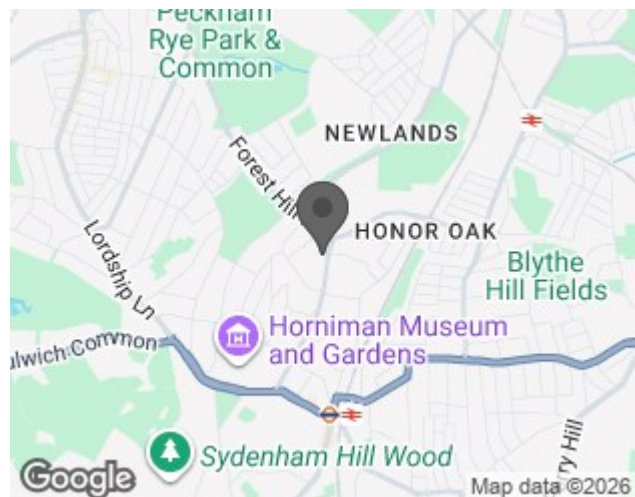


Third Floor

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(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: 2 Bathrooms: 1 Receptions: 1 Tenure:

£2200 PCM. This two-bedroom split level modern flat offers TWO DOUBLE BEDROOMS and over 700 sq ft of space. The property is in a great location within walking distance of Honor Oak and Forest Hill Stations. Available Now

Features

• Offering over 700 sq ft of living space • Split over two floor and like a house inside • Two double bedrooms • Own front door • £2200 PCM • Available now

EPC: C

Asking Price: £2200 PCM

Council Tax Band: C

Offered: Unfurnished

Available: Now

Offered to the market is this two double bedroomed apartment situated equidistant between Honor Oak and Forest Hill stations. The property is split level and is approximately 700sqft and offers a lounge, kitchen, bathroom and two double bedrooms.

Travels times from Honor Oak to central London stations include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

Canary Wharf in approximately 24 minutes

Some of our favourite local eateries include Mama Dough (a sour dough pizza restaurant) and the award winning Babur Indian restaurant. There's also the Honor Oak gastro pub and a selection of boutique cafes and shops.

There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Local attractions include One Tree Hill which is just at the top of Honor Oak Rise (the very same road the property is located on) and offers some of the most breathtaking views across London and the city skyline.

Blythe Hill Fields which is approximately one mile away and is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail.

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

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

The Horniman gardens and museum is another well-known local point of interest also found approximately 0.8 miles away. With regular events such as a farmers market and live music, we believe this will be of interest to many buyers.

You can read more about the Horniman museum and gardens via the below link:

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

Surrounding the property there are some well renowned local schools which include:

Fairlawn Primary School Early years provision - Outstanding Leadership and management – Good Outcomes for pupils – Good Personal development, behaviour and welfare – Outstanding Quality of teaching, learning and assessment - Good

Stillness Junior and Primary School Behaviour and attitudes – Good Leadership and management – Good Personal development – Good The quality of education - Good

Dalmain School Behaviour and attitudes – Outstanding Early years provision – Good Leadership and management – Good Personal development – Outstanding The quality of education - Good

Please contact Hunters to arrange your viewing.

SHOPPING, SOCIAL LIFE AND CONVENIENCES

There are multiple restaurants in Forest Hill including the Dartmouth Arms, Sylvan Post, Canvas & Cream, Tofu, Bona and multiple coffee shops. There are also as a large selection of independant shops and convenience stores as well as a Sainsbury's.

Further afield is Honor Oak where you will find Tesco and your choice of boutique cafés and trendy gastro pubs, as well as leisure centres, libraries and even the odd cocktail bar...

LOCAL RECREATION

Off the high street in Forest Hill, you'll find the excellent Forest Hill pools and library both of which have undergone refurbishment.

There are numerous points of interest locally and some of the most popular include:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music and seasonal festivals to name a few.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a bus ride away.

Available immediately, please contact Hunters to arrange your viewing.

Verified Material Information

Costs and tenure

Tenure: Leasehold
Council tax band: C
EPC rating: C
Monthly rent: £2,200

The building
Mid-terrace maisonette, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
No mains water
Foul drainage: Not known
No mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: None

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Non-coal mining area: yes

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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.