

HUNTERS®

HERE TO GET *you* THERE

Vancouver Road, Forest Hill, SE23

£1,700 PCM

Property Images



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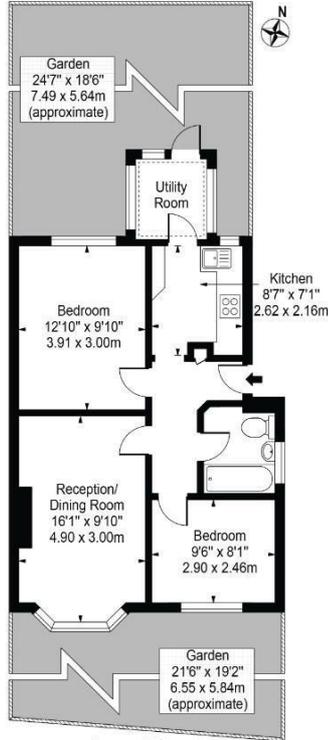
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Vancouver Road, SE23 2AJ
 Approx. Gross Internal Area 561 Sq Ft - 52.12 Sq M



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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: Maisonette Beds: 2 Bathrooms: 1 Receptions: 1

Summary

TWO BEDROOM GROUND FLOOR GARDEN FLAT, separate kitchen and lounge, UTILITY ROOM, unfurnished, available immediately, ideal for a couples. Contact Hunters for a viewings today.

Features

• TWO BEDROOM • PRIVATE GARDEN • Great location for shops • Side access • UNFURNISHED • Great location for transport • Utility room • Ideal for couples • Great location for recreation • Managed by Hunters

Council tax band C (£1,712 p/yr) - Lewisham Council

Unfurnished

EPC - C

TWO BEDROOM GROUND FLOOR, separate kitchen and lounge, PRIVATE REAR GARDEN, unfurnished, available immediately, ideal for a couples. Contact Hunters for a viewings today.

LOCAL RECREATION, TRANSPORT AND EATING OUT

For those buyers who don't know the area so well here is a summary of some of the local schools, transport and recreation found locally.

Four train stations are located approximately 0.6 to 0.9 miles from the property and offer some of the following travel times to central London stations:

London Bridge in approximately 15 minutes

Shoreditch in approximately 22 minutes

Victoria in approximately 25 minutes

Charing Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available from the south circular which is at the end of the road. For late night travellers, night bus N171 runs from Tottenham Court Road through Waterloo, Elephant & Castle and stops along the south circular.

Locally, there are numerous points of interest 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.

You can read more about the Horniman museum and gardens here:

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

Blythe Hill Fields is also located in to 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 and SE6 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>

Some of the eateries 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 (approximately 0.5 miles way) was refurbished a year or so ago and is now a popular gastropub with a beer garden out the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road (located off the south circular), with a handy chemist located next door and a post office on the south circular.

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

In addition to Forest Hill and Honor Oak town centres, you could also use Catford town centre which is approximately 0.5 miles away. If you wanted to explore a greater selection of shops, eateries and social activity there are travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping complexes and high streets with many well-known brand names shops and restaurants.

Please contact Hunters to arrange your viewing.