

HUNTERS[®]

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Mount Ash Road

London, SE26 6LZ

£2,100 Per Calendar Month



Offer in excess of £2100. Period style property on desirable street, three double bedrooms, suitable for families, in proximity of highly acclaimed local schools, approx 0.7 mile from two different stations, in proximity of the Horniman Museum and Gardens as well as Sydenham Woods to new a few green spaces - COUNCIL TAX BAND D



COUNCIL TAX BAND D.

FURNISHED

EPC RATED D

This three bedroom Period style house is situated on a desirable street in Sydenham but borders Forest Hill and all the great facilities and landmarks found in Forest Hill. .

This property was once the owner's home and they found Mount Ash Road to be a friendly place to live with a welcoming community feel.

The house is spread over three floors and has three double bedrooms. The lovely windows with fitted shutters are a desirable feature of this house. They are striking in the master bedroom which spans the width of the house and has two feature windows allowing natural light to fill the room.

The Family bathroom in this house is the size of some bedrooms in other properties and has its own window, this is not always the case and is great for light and ventilation.

On the ground floor you will find the main living areas of the house, the lounge and the kitchen has direct access to the private garden which has been recently repaved just in time to be enjoyed throughout spring and summer. The garden also benefits from side access, no more wheeling bikes through the house.

There are many features of this property that would make a lovely family home.

Alongside all the great features of the flat, the location, is very sought after for a number reasons:

1.Schools. This house is situated in a location popular with families due to its proximity to highly acclaimed local Schools. One of the most highly acclaimed in South East London is Elliott Bank. This school is not only OFSTED rated outstanding but was also rated in OFSTED's top 10%. This school is found locally and there are several highly regarded schools across Forest Hill and Sydenham including Sydenham Girls school also in close proximity.

2.Access to transport - Approximately 0.7 mile away you will find Sydenham station and almost equidistant in the opposite direction you will find Forest Hill station. These two stations offer some of the following travel times to central London:

- London Bridge in approximately 17 minutes
- Canary Wharf in approximately 25 minutes
- London Victoria in approximately 40 minutes

3.Access to amenities - Approximately 0.2 mile from the property you will find a Tesco express and a selection of other shops. In forest Hill town centre, you will find a large Sainsburys, Boots, Superdrug alongside many other boutique shops and conveniences. The selection of cafes and gastro pubs locally is always good. East Dulwich home to the popular Lordship Lane and Dulwich Village are a bus ride away as is Peckham which are all well known locally for great eating, shopping and social life.

4.Recreation - Sydenham is becoming increasingly popular for recreation. The well-known Sydenham Hill woods are located approximately 0.5 miles away where you will always find many walkers and locals enjoying the outdoors. The Sydenham and Dulwich Golf course is located next to the wood. The extremely popular Horniman Museum and gardens are located just a little further down from the woods and is now particularly popular for its farmers market and regular events (music at the bandstand in summer being one of them). Sydenham Wells Park and Mayow park are two other well regarded local green spaces and you will also find a nature reserve and the very highly acclaimed Crystal Palace Park all approximately 1 mile and less away from the property.

PLEASE NOTE:

THE EXTERNAL STORE TO THE FRONT OF THE HOUSE, GARDEN SHED AND LOFT, ARE NOT INCLUDED IN THIS LETTING.

THE PROPERTY IS OFFERED FURNISHED BUT SOME OF THE FURNITURE IN THE IMAGES WILL NOT BE STAYING. PLEASE CONFIRM THE FURNISHING WITH HUNTERS BEFORE YOU MAKE AN OFFER.

Please call Hunters to arrange your viewing.

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.

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Area Map



Floor Plans



Energy Efficiency Graph

