

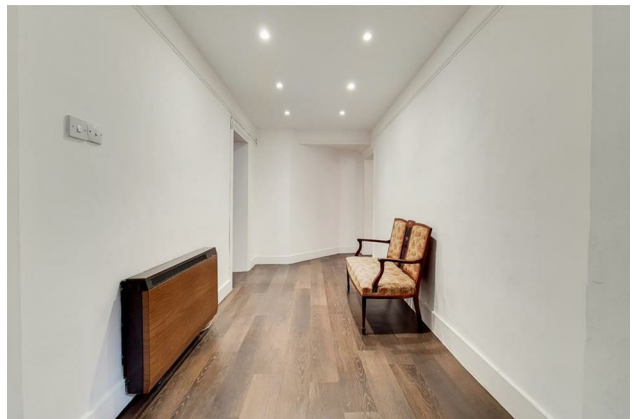
# HUNTERS®

HERE TO GET *you* THERE

74B, Honor Oak Road, London, SE23 3RR

£1600 PCM

Property Images



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## Property Images



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Honor Oak Road, SE23

CAPTURE DATE: 12/04/2022 LASER SCAN POINTS: 717832663

GROSS INTERNAL AREA

81.36 sqm / 875.75 sqft



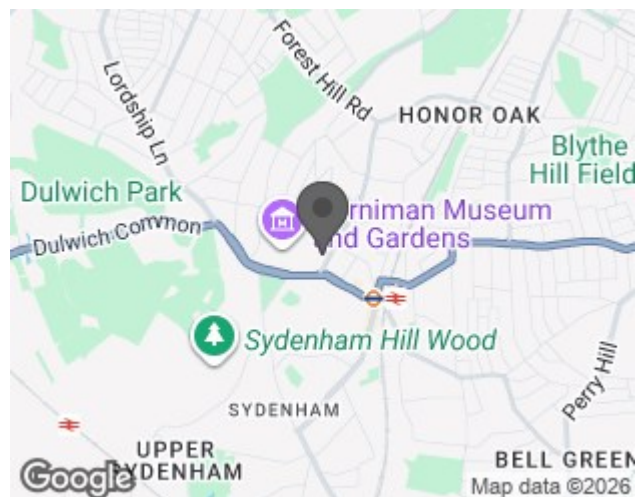
81.36 sqm / 875.75 sqft  
 74.48 sqm / 801.70 sqft  
 0.00 sqm / 0.00 sqft  
 0.41 sqm / 4.41 sqft

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured on the scan.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

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

## Summary

£1600 pcm. OVER 850 SQ FT, ground floor of grand period building set back from the road, PREMIER LOCATION IN PROXIMITY OF STATION, TOWN CENTRE, RECREATION AND SHOPPING, access to gardens...

## Features

• VIEW OUR VIRTUAL TOUR LINK • Access to garden • GRAND PERIOD BUILDING SET BACK FROM ROAD • Over 850 sq ft • PREMIER LOCATION APPROX 0.1 MILE FROM TOWN CENTRE • £1600 pcm

## Description

£1600 PCM

We strongly recommend you view our VIRTUAL TOUR as this will give you much better insight into the property and all its wonderful character.

Located in a grand, detached period building and set back from the road, the property occupies the ground floor of the elegant yet imposing period building.

The flat is a rare offering due to its size, location and features.

The property's location, in our opinion, is superior to many other flats in SE23. In our experience, rarely do we find a property located so conveniently for transport, shopping, recreational facilities and schools.

## SCHOOLS

Some of the best-known public schools include:

Ofsted rated "Good" Horniman (very popular with residents many of which move to this location to secure a place at this school)

Ofsted rated "Outstanding" Eliot Bank

Ofsted rated "Outstanding" Fairlawn.

Ofsted rated "Outstanding" Stillness.

Ofsted rated "Outstanding" Rathfern.

Ofsted rated "Good" Dalmain.

You will also find a selection of independent schools locally one of which is a Montessori and the other is the highly acclaimed St Dunstan's which is also ranked in Ofsted's top 10%.

## TRANSPORT

Forest Hill train station is served by the London Overground (Orange Line) and Southern Rail. Travel times to central London stations include:

London Bridge in approximately 15 minutes (change for Northern Line)

Canada Water in approximately 12 minutes (change for Jubilee line)

London Victoria in approximately 40 minutes

Canary Wharf in approximately 24 minutes

## DINING OUT AND RECREATION

Some of our favourite local eateries span across both Forest Hill and Honor Oak (both towns come under the same postcode) and include Mama Dough and Bona (sour dough pizza restaurants), Canvas and Cream (great local café serving a selection of cakes, food and drink. They also host some art exhibitions) and the award-winning Babur Indian restaurant. There's also the popular Le Querce which is run by a Sardinian family serving traditional dishes.

Alongside the Horniman, other local attractions include One Tree Hill at the top of Honor Oak Rise and offers some of the most breath-taking views across London and the city skyline. In our opinion this is a hidden gem.

You will also find nature reserves in proximity of the property on Devonshire Road and Garthorne Road.

There is a selection of walking trails locally via the highly acclaimed Sydenham Hill woods and Albion Millennium Green to name just a couple.

You might be surprised to note there is a golf course in the local area. The ever-popular Dulwich and Sydenham golf course is an 18-hole course founded in 1894 and designed by one of the most significant course architects of all time. It has views over the woods and of Dulwich college. You may read more about the golf course here:

<https://www.dulwichgolf.co.uk/>

Forest Hill Library and pools have both undergone complete renovation in recent years. Forest Hill pools has fantastic swimming facilities but also has a well-equipped gym and exercise classes.

Blythe Hill Fields is known by the locals for its recreational facilities and regular events. One such facility is the Trim trail which is an exercise trail and we mustn't forget the yearly Blythe Hill festival that brings local business and the community together for a day of fun.

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

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

We look forward to answering any questions you may have about this property and arranging your viewing.

Verified Material Information

Monthly rent: £1,600

Security deposit: £1,846.15

Council Tax band: C

Tenure: Freehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 1 bedroom, 1 bathroom, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: General area is conservation.  
Hornimans

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

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.