

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Canonbie Road

London, SE23 3AG

£1,700 Per Month



Asking Price £1,800 - new to market is this two bedroom apartment situated in the heart of Forest Hill. Spanning approximately 667 sqft and offering two double bedrooms, a separate living room, separate kitchen, a family bathroom and a balcony overlooking the communal gardens this property would be perfect for a family home.



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LEASEHOLD

Asking Price £1,800

Set on the first-floor of this residential block on Canonbie Road in the heart of Forest Hill is this two-bedroom apartment. Offered in good condition, spanning approximately 667 sqft and offering two double bedrooms, a larger than average living room, a separate kitchen, a family bathroom and a balcony overlooking the communal gardens this property would be perfect for a family home.

Canonbie Road is very well located in the heart of Forest Hill and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

#### THE LOCATION

Horniman Drive offers something both rare and unique. The entrance to one of southeast London's popular family attractions, the Horniman Museum and Gardens, is located extremely close to the property. This is so convenient that the gardens of the Horniman's are a secondary outside space for the residents of in the immediate area.

For those who aren't familiar with the Horniman museum and gardens we recommend you have a look online and visit when you are in the area.

To have something of this nature on your doorstep will appeal to many buyers. With regular events such as a farmer's market and gardens that children adore, (sound garden and animals in particular), this will be of paramount interest to families.

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

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

If the above isn't enough to tempt you, a more general view of the area will give insight into why Forest Hill has become increasingly popular in recent years and been featured on the popular TV programme "Location Location Location" several times.

Forest Hill has much to offer from boutique shops, thriving independent businesses on the high street, a great selection of green spaces and recreational facilities to great transport links and highly regarded 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.

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.

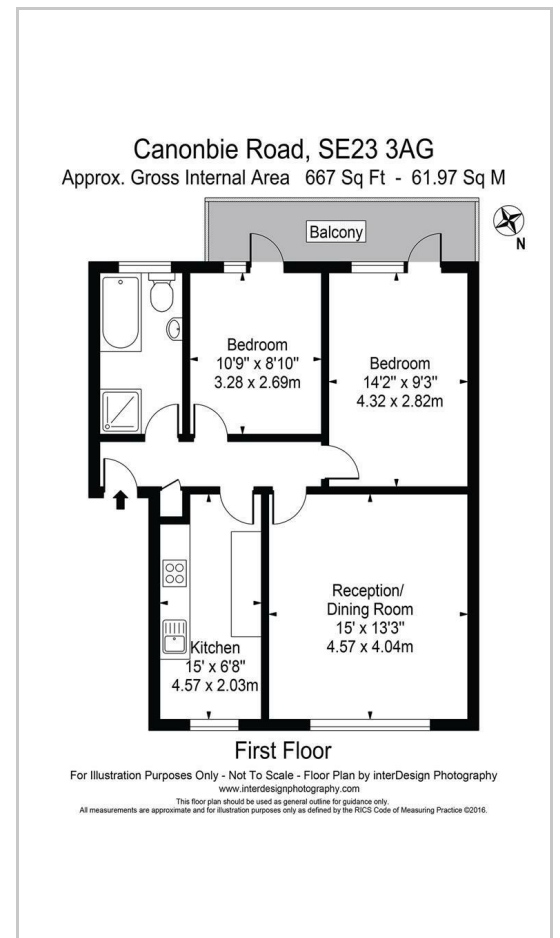
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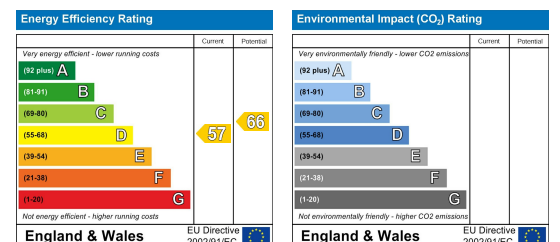
## Area Map



## Floor Plans



## Energy Efficiency Graph



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