

HUNTERS[®]

HERE TO GET *you* THERE



Wood Vale

London, SE23 3EB

£1,800 Per Month



Offers over £1800 pcm. Available from 17th April 2023. **THREE DOUBLE BEDROOMS**, refurbished to a high standard, **SOUTH FACING BALCONY AND GARDEN**, in proximity of highly acclaimed schools and green spaces including Horniman Museum and Gardens, Dulwich and Sydenham golf course and Sydenham Hill woods.



EPC rated: C

Long term tenancy sought

Unfurnished

Council tax band: C (£1,614 p/yr)

This refurbished property offers many features including:

- Refurbished property
- A separate kitchen and living room
- Private SOUTH facing garden
- Private SOUTH facing balcony off the lounge
- Own front door
- 3 double bedrooms
- Over 800 sq ft of living space

Locally you will find Honor Oak Park station approximately half a mile away from the property. Travel times from this station include:

- Approximately 15 minutes to London Bridge
- Approximately 35 minutes to London Victoria
- Approximately 21 minutes to Canary Wharf

Also located locally are some renowned Ofsted rated schools which include:

- Fairlawn Primary which is Ofsted rated Outstanding and also in the top 10% of Ofsted rated schools
- Horniman Primary which is Ofsted rated Good but also in the top 10% of Ofsted rated schools

Honor Oak is known well locally for its boutique restaurants and shops.

Some of our favourites include Mama Dough (a sour dough pizza restaurant) 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 this you'll find a selection of cafés and a handful of popular local well regarded pubs.

Attractions include Blythe Hill Fields which is approximately 0.8 miles away and is known by the locals for its recreational facilities. 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/>

THE PROPERTY

The location is popular for those that wish to be close to Dulwich but still have all the benefits of Forest Hill including the highly acclaimed Horniman Museum and Gardens which can be accessed from the neighbouring road. Other green spaces in proximity include Dulwich Park and Peckham Rye, Sydenham Hill woods to name a few.

THE LOCATION

The entrance to one of southeast London's popular family attractions, the Horniman Museum and Gardens, is in the proximity.

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.

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 this is an increasingly popular area.

Dulwich and nearby 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.

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

Wood Vale, SE23 3EB
Approx. Gross Internal Area 805 Sq Ft - 74.79 Sq M

First 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.

Energy Efficiency Graph

