

HUNTERS[®]

HERE TO GET *you* THERE



Longfield Crescent

London, SE26 4DT

£1,800 Per Calendar Month



Available in December 2024. THREE DOUBLE bedroom split level flat (LIKE A HOUSE INSIDE), situated approximately 0.5 miles to Forest Hill station. FAMILIES or COUPLES ONLY (not suited to sharers), The property has a juliet balcony off the lounge and LANDSCAPED communal gardens, situated in proximity of transport links and high performing schools.



FAMILIES AND COUPLES ONLY – due to licensing restrictions

NOT SUITED TO SHARERS AS DOES NOT HAVE THE REQUIRED LICENSE

Council tax band C - C (£1,811 p/yr)

EPC rating C

Situated approximately 0.5 miles to Forest Hill (there is also a short cut that can be used to shave off a few minute's walk which according to Google is a 7-minute walk), this spacious three-bedroom split level flat is much like a house inside.

Internally the property offers approximately 800 sq ft of living space and has an energy performance rating of "C" due to having double glazing and an upgraded boiler.

You especially notice the generous dimensions of the property in lounge which is large enough to use as a living space and have a separate dedicated dining area.

There is also THREE DOUBLE BEDROOMS in the property which is another example of the floor space offered by the property.

The property also offers a private balcony, landscaped communal gardens and FREE PARKING in the development.

Transport from Forest Hill station can take you to some of the following London stations to name only a handful:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

As well as having a Sainsbury's, Superdrug and WH Smith, Forest Hill is well served with a variety of high-quality independent shops, including a renowned traditional butcher. There are also gastro pubs, a gym, several great cafés, delis and restaurants to name but a few of its excellent amenities.

The Sylvan Post, a well-known pub, Canvas and Cream and Stag and Bow all host various music events, exhibitions and craft days, and have brought a cool and trendy vibe to Forest Hill.

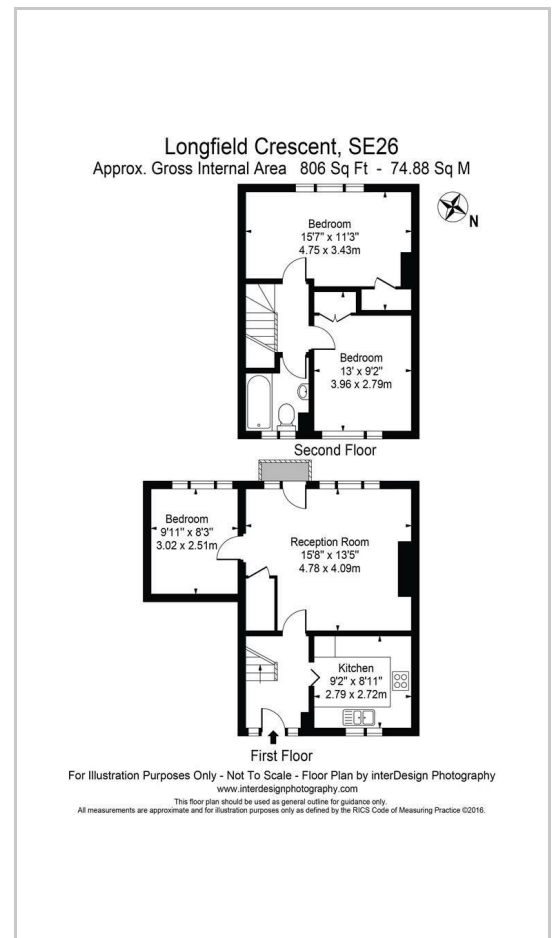
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 02030024089 Email: foresthill@hunters.com <https://www.hunters.com>

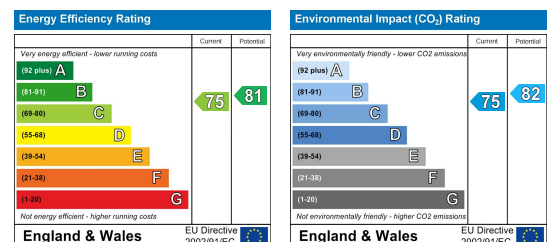
Area Map



Floor Plans



Energy Efficiency Graph



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