

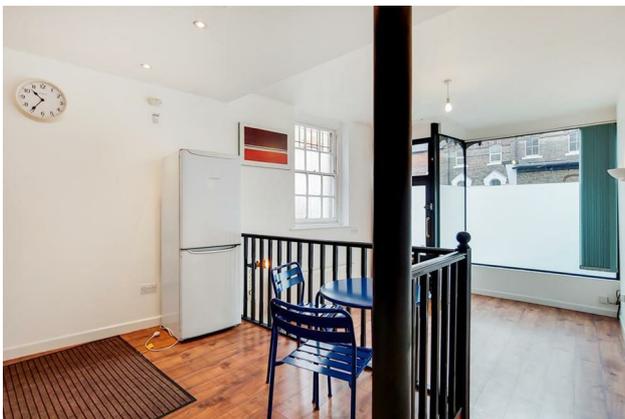
# HUNTERS®

HERE TO GET *you* THERE

14 Dartmouth Road, London, SE23 3XU

£1,700 Per Calendar Month

Property Images



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## Property Images



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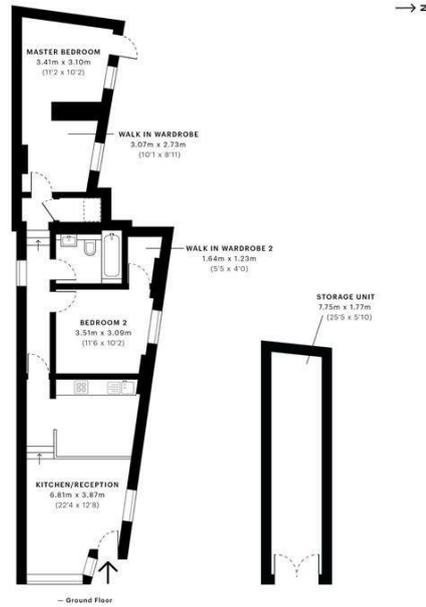


Dartmouth Road, SE23

STARTUP DATE  
23/10/2019

LANDS OR AN PORTER  
25,404,381

GROSS INTERNAL AREA  
76.6 Sqm / 824.9 Sqft



GROSS INTERNAL AREA The footprint of the property 76.6 Sqm / 824.9 Sqft	NET AREA (INTERNAL) Excludes walls and external features 74.5 Sqm / 801.5 Sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Minimum clear area under 1.9m 0.5 Sqm / 5.6 Sqft
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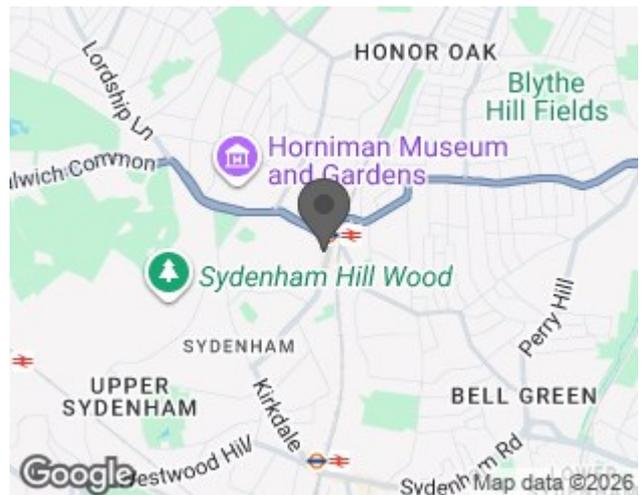
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.  
 RICS

IPNS 3R RESIDENTIAL  
77.6 Sqm / 834.8 Sqft  
 IPNS 3C RESIDENTIAL  
75.4 Sqm / 811.4 Sqft  
 EPC ID:  
5d5ec2188f4339027f5856

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure:

## Summary

£1700 PCM. TWO DOUBLE BEDROOMS, additional study / dressing area to one of the bedrooms, PARKING behind gated development, mezzanine kitchen breakfast area open plan to the lounge, FOREST HILL TOWN CENTRE, two entrance doors, available immediately on an unfurnished basis.

## Features

• TWO DOUBLE BEDROOMS • Mezzanine kitchen breakfast area open plan to the lounge • FOREST HILL TOWN CENTRE • Available immediately on an unfurnished basis • Parking Behind Gated Development • Additional study / dressing area to one of the bedrooms • 1700 PCM

£1700 PCM.

This two double bedroom flat is located on the ground floor of a building positioned in the town centre and is approximately 0.1 miles away from Forest Hill Station.

The living room and kitchen breakfast area are open plan with the kitchen on a raised mezzanine level which is a lovely feature.

The bathroom and kitchen offer a vintage feel very in coming with current interior trends.

The property also comes with a parking space for one vehicle, located behind the gated development Century Yard.

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 TG Jones, Forest Hill is well served with a variety of high quality independent shops, including a traditional butcher. There are also gastro pubs, a gym, a number of 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 ounce 10 coffee, and have brought a cool and trendy vibe to Forest Hill.

Off the high street you'll also find the excellent Forest Hill pools and library which has recently undergone a refurbishment.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.5 miles away. With regular events such as a farmer's market, live music and

seasonal festivals to name a few.

Available immediately, please contact Hunters to arrange your viewing.

Verified Material Information

Monthly rent: £1700

Council Tax band: C

Tenure: Share of Freehold

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 2 bedrooms, 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: Double glazing and Passive House design

Broadband: FTTP (Fibre to the Premises)

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

Parking: Driveway, Gated, Off Street, Rear, and Allocated

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

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: Level access and Lateral living

Coal mining area: No

Non-coal mining area: No

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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.