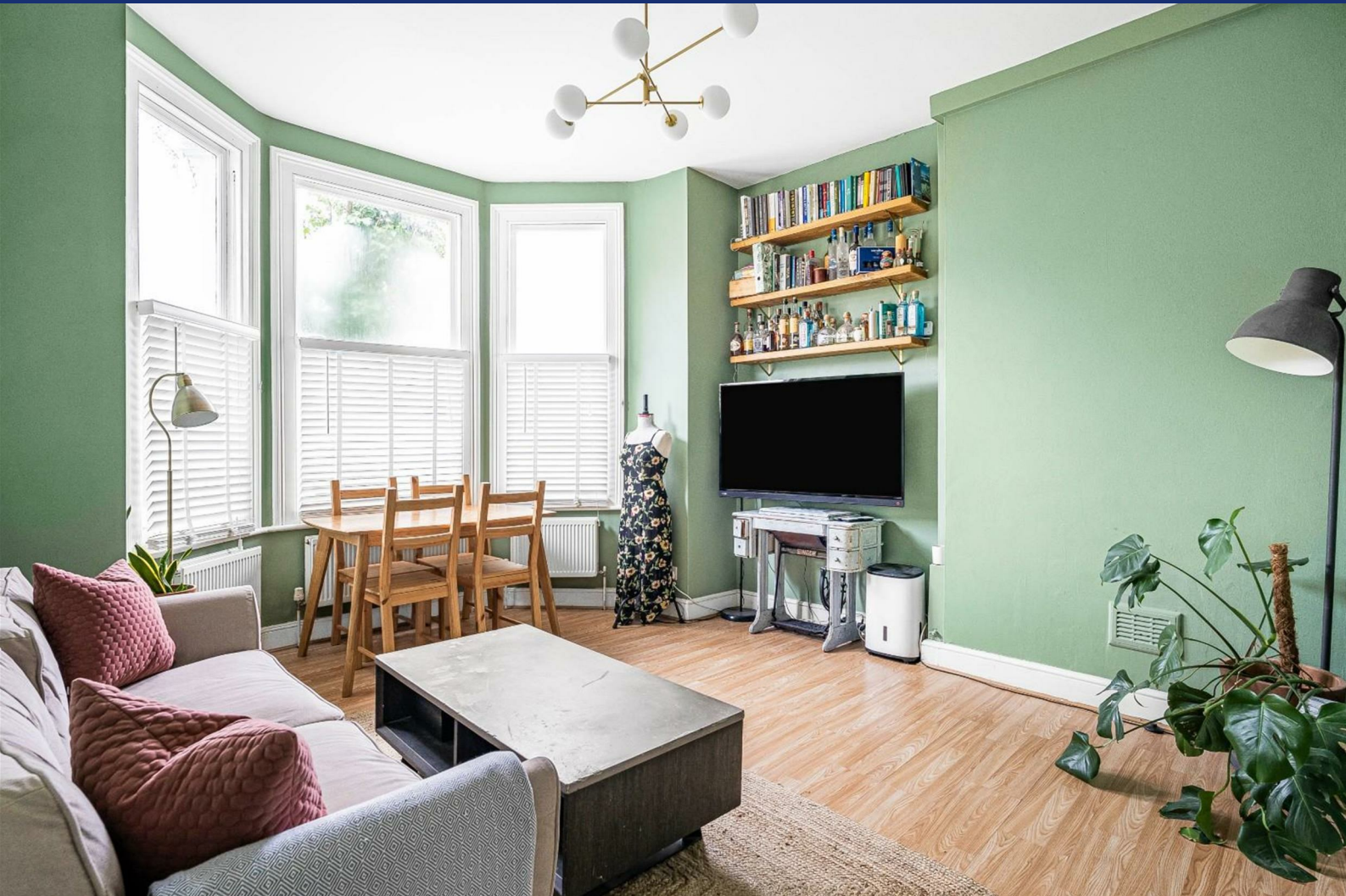


HUNTERS[®]

HERE TO GET *you* THERE



Garlies Road

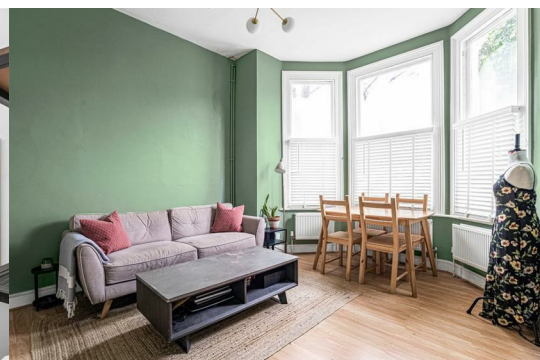
London, SE23 2RT

£1,500 Per Month



Available from 1st February is this one-bedroom property in a Period Conversion set on a quiet and tranquil road in the heart of Forest Hill.

The property benefits from one-bedroom, a family bathroom, a separate kitchen, a spacious living room benefitting from period features and a substantial shared garden.



Council tax: B Lewisham

EPC rated: E

Offered Furnished

Garlies Road is a very tranquil and quiet residential road set in the heart of the Forest Hill Conservation Area.

The property is on the ground-floor and offers one-bedroom, a family bathroom, a separate kitchen, a separate living/dining room and a shared garden and is for an individual or a couple.

For those who don't know the area so well here is a summary of transport and recreation found locally.

Nearby local high streets include Honor Oak, Forest Hill, Brockley, and Catford, where you will find amenities such as Sainsbury's and Tesco, your choice of boutique cafés, restaurants, trendy gastro pubs, and cocktail bars, as well as leisure centers (including Forest Hill pools), libraries and Catford Mews cinema.

If you ever fancied a greater selection of shops, eateries, social activity, and nightlife, there are swift bus connections to trendy Peckham, East Dulwich, and New Cross. There are also travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centres and high streets with many well-known brand names shops and restaurants.

Locally, there are numerous points of interest, including:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music, and seasonal festivals.

You can read more about the Horniman museum and gardens here:

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

Blythe Hill Fields is also located in the local area and offers recreational facilities such as 'the trim trail', which is an exercise trail. It also hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit.

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

<https://www.blythehillfields.org.uk/>

Some of the eateries nearby include the award-winning Babur Indian restaurant, the popular Mama Dough (Sour Dough) pizza restaurant, and Le Querce - run by a Sardinian family serving traditional dishes.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road, with a handy chemist located next door and a nearby post office.

The area is also home to some well-regarded schools:

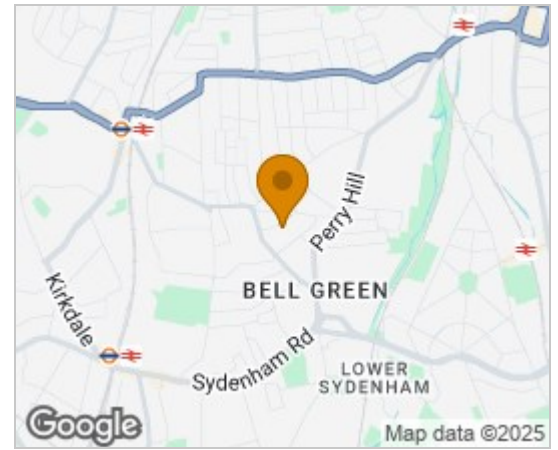
Kilmorie school is OFSTED rated "Outstanding" and one of the attractions of this area.

Rathfern school which is OFSTED-rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are another two out of several very well-regarded OFSTED-rated schools locally.

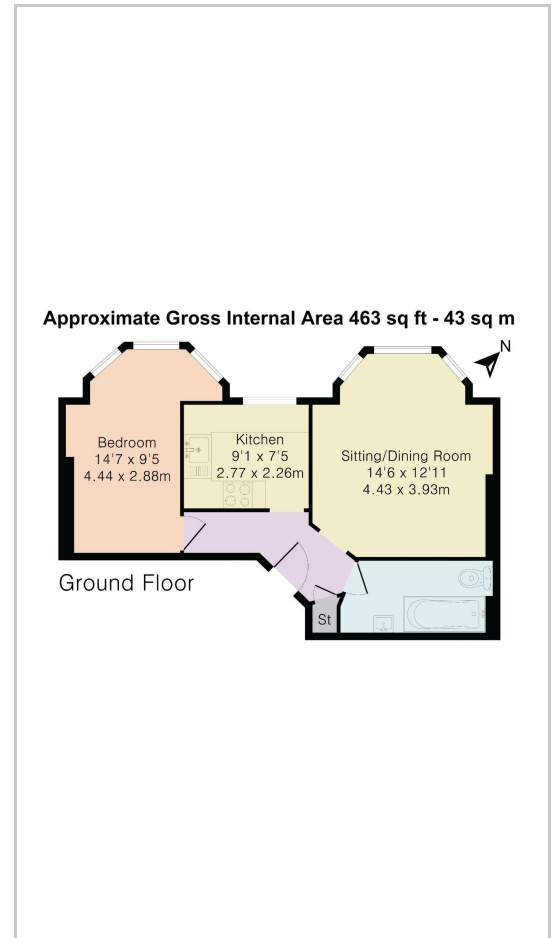
Monthly rent: £1,500
Security deposit: £1,731
Holding deposit: £346
Council tax band: B
Tenure: Leasehold
Lease length: 125 years remaining (116 years from 2015)
Property type: Flat
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Conservation area
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E

Please contact Hunters to arrange your viewing.

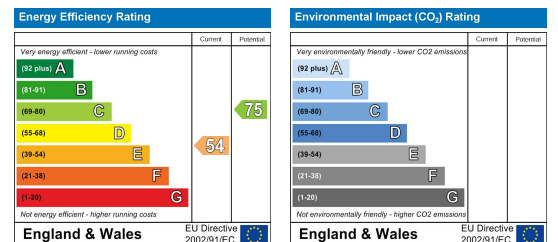
Area Map



Floor Plans



Energy Efficiency Graph



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

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