

# HUNTERS®

HERE TO GET *you* THERE

Como Road, London, SE23

£1,800 Per Calendar Month

Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

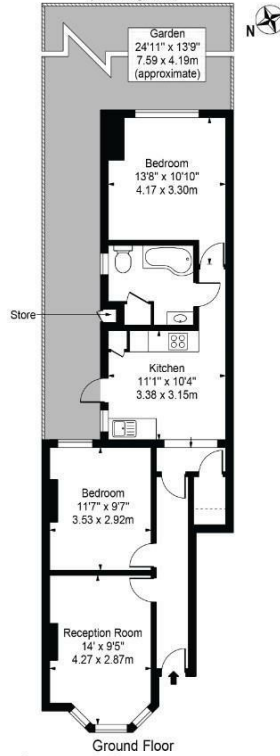
## Property Images



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Como Road, SE23 2JL  
 Approx. Gross Internal Area 668 Sq Ft - 62.06 Sq M  
 (Excluding Store)



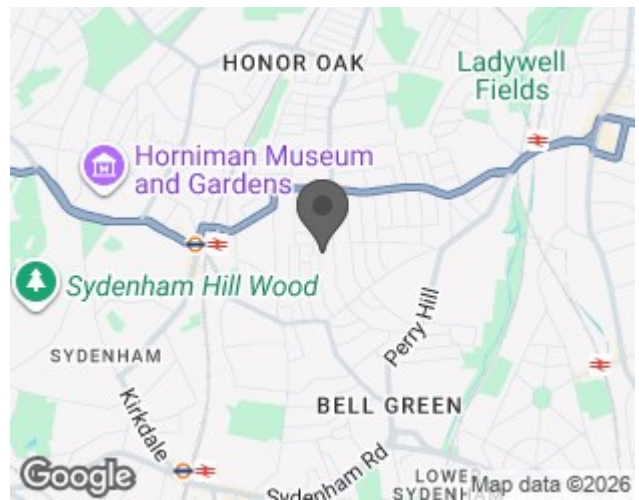
Ground Floor  
 For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Maisonette Beds: 2 Bathrooms: 1 Receptions: 1

## Summary

2 double bedroom flat with garden and own front door, over 660 sq ft of space, built in storage, ideal for professional couples and in a great location for transport, shops and recreation.  
UNFURNISHED

## Features

• Kitchen diner • Period style features • Spilt level landing • GARDEN • TWO DOUBLE BEDROOMS • UNFURNISHED • OWN FRONT DOOR • Available now

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VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR

EPC rating: D  
Council tax band: B (£1,585 p/yr)  
UNFURNISHED

## THE PROPERTY

A two double bedroom, ground floor, period garden (shared garden with upstairs) flat with period features located in a sought after part of SE23 in proximity to transport, shops and great recreation.

## TRANSPORT

Located approximately 0.4 miles from Forest Hill station which offers services from both London Overground and Southern Rail some of the following travel times are available:

London Bridge in approximately 17 minutes.

Canary Wharf in approximately in 23 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Alongside the train links you will find several bus routes from approximately 0.1 miles away on the south circular which includes routes 122 and 185 to Crystal Palace and Victoria to name a few.

## LOCAL SHOPPING AND DINING:

As well as having a Sainsbury's, 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, 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 variously host, music events, exhibitions, and craft days.

If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich



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can be found a walk or bus ride away.

#### LOCAL RECREATION:

Off the high street in the town centre, you'll find Forest Hill pools and library both of which have undergone refurbishment. Forest Hill pools is known for its swimming pool facilities but is also a local leisure centre with a gym and fitness classes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found just beyond the town centre. It's recognized as popular family entertainment venue and has been featured in "Time Out". With regular events such as a farmer's market, live music and seasonal festivals to name a few, there is always something to enjoy at the Horniman.

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

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

#### SCHOOLS:

Sunderland Road is in proximity of four schools which are rated in Ofsted's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. The four schools are as follows however please note that there are several other highly rated schools locally too:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Fairlawn - Public, mixed, primary, rated Ofsted "Outstanding".

Kilmorie - Public, mixed, primary, rated Ofsted "Good".

Dalmain - Public, mixed, primary, rated Ofsted "Good".