

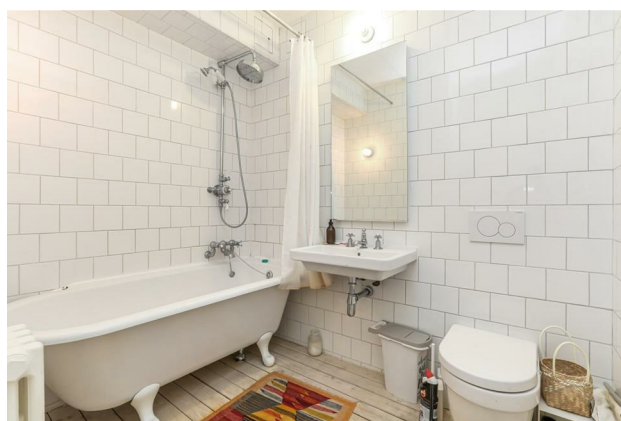
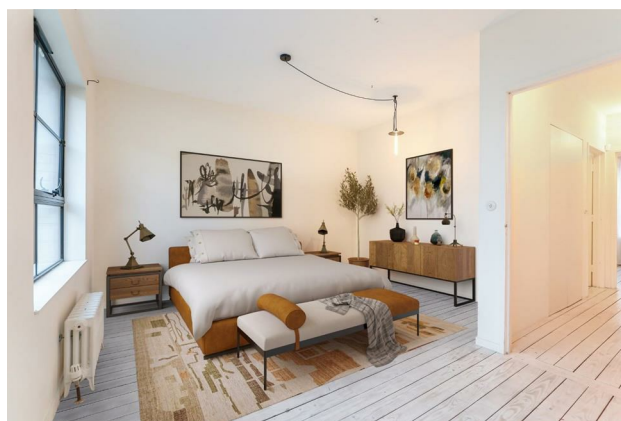
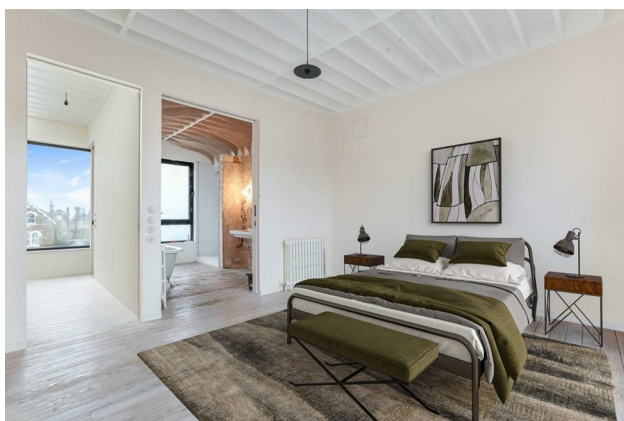
# HUNTERS®

HERE TO GET *you* THERE

**Hindsleys Place, London, SE23**

**Guide Price £850,000 to £925,000**

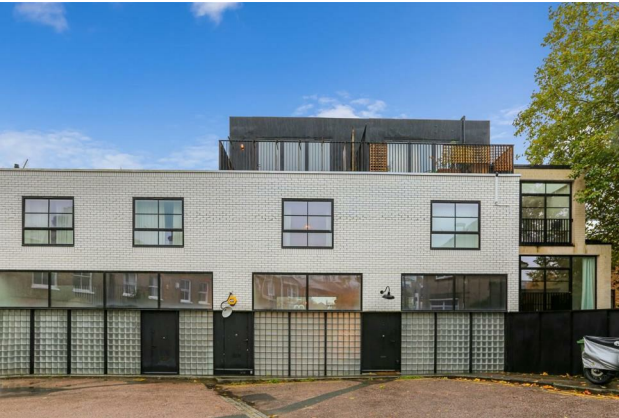
Property Images



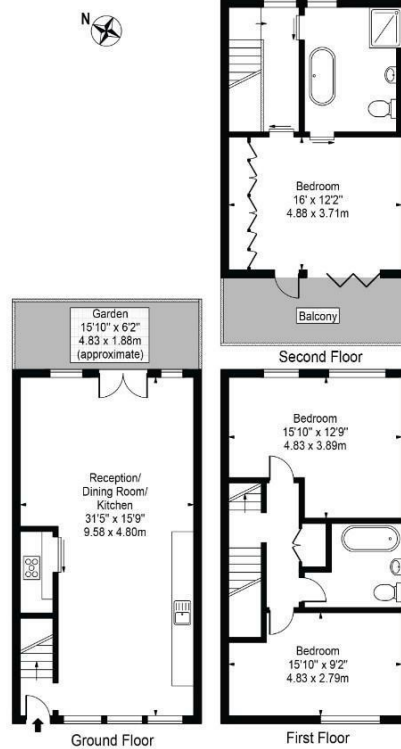
# HUNTERS®

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## Property Images



Hindsley's Place, SE23 2ND  
 Approx. Gross Internal Area 1388 Sq Ft - 128.95 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

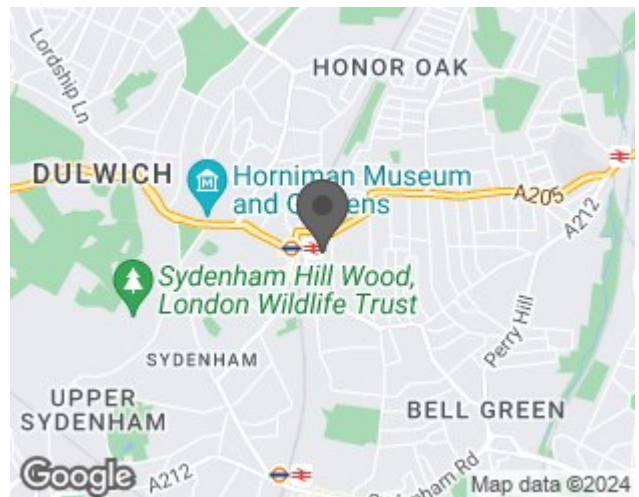
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		88	89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 1 Tenure: Freehold

## Summary

Guide price £850,000 to £875,000. One of only a handful of modern terraced houses on this street, RARE ARCHITECTURE FOR THIS LOCATION, 3 double bedrooms, two full bathrooms, FIRST FLOOR TERRACE AND GROUND FLOOR GARDEN / PATIO, feature windows in open plan area, CHAIN FREE

## Features

• CHAIN FREE • FREEHOLD • 2nd floor terrace and ground floor garden / patio • Modern architecture • Feature glazing to front and rear of ground floor • Approaching 1400 sq ft • 2 bathrooms • 3 DOUBLE BEDROOMS • Great location tucked just off the town centre • Guide price £875,000 to £900,000

FREEHOLD

EPC rating: B

Council tax: E (£2,354 p/yr)

FREE conveyancing quotation via Hunters for a "no sale, no solicitor fee" conveyancing service

FREE mortgage consultation via Hunters - just call us to book in

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR PROPERTY MARKET UPDATES

Hindsleys Place is located off Forest Hill town centre tucked away in a small no through road with a mixture of quaint cottage style period houses and some more modern style properties.

Although the property is approximately 0.1 miles from Forest Hill station and town centre, you might agree, once on Hindsleys Place, you don't feel as though your so close to the centre of town at all.

Residents of Hindsleys Place have advised us how convenient they've found living there for travel, shopping, schools and social / recreational activities.

The house offers great potential for those with a creative eye to make a striking home. Other houses in this small row of modern properties have created striking interiors which have completed the architectural features of the house.

Looking through our images, videos and virtual tours you will see a variety of features including:

- Large glazed areas with crittal style frames. Taking the lounge as an example, the front and rear of this open plan area feature floor to ceiling windows
- The bedroom window openings are also generous
- The ceiling in some of the rooms feature striking woodwork / beams that add to the modern flair and character of the property. Take note of the ceiling in one of the bathrooms as an example
- As well as having a garden there is also a terrace / balcony on the upper floor
- The primary bedroom suite is especially outstanding as it occupies the entire first floor and features a full size en-suite (with 4 piece bathroom suite) and access to the terrace / balcony

Forest Hill is well known for some of the local schools. In particular the highly acclaimed Eliot Bank is in proximity to Hindsleys Place and is Ofsted rated "Outstanding" as well as being ranked in the top 10% of Ofsted rated schools.

There are also several Ofsted rated "Good" schools locally and Rose Mount Montessori Primary.

Transport from Forest Hill station can take you to:

London Bridge in approximately 15 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.6 miles away. With regular events such as a farmers market, live music and seasonal festivals to name a few.

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

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

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, and have brought to Forest Hill a cool and trendy vibe.

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

And 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.