

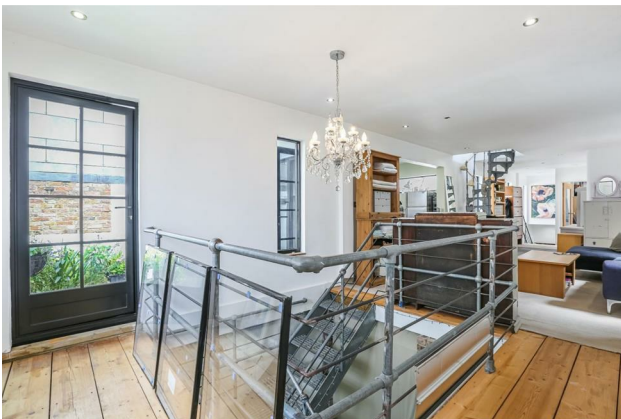
# HUNTERS®

HERE TO GET *you* THERE

**Havelock Walk, Forest Hill, SE23**

**Asking Price £1,250,000**

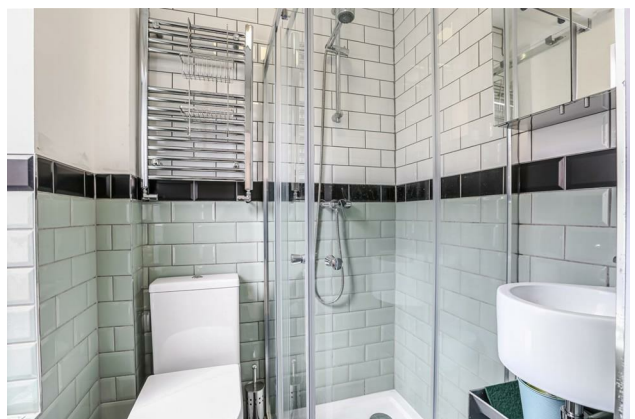
**Property Images**



# HUNTERS®

HERE TO GET *you* THERE

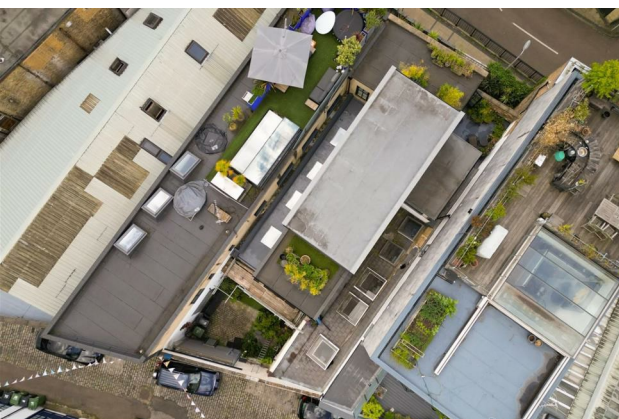
## Property Images



# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



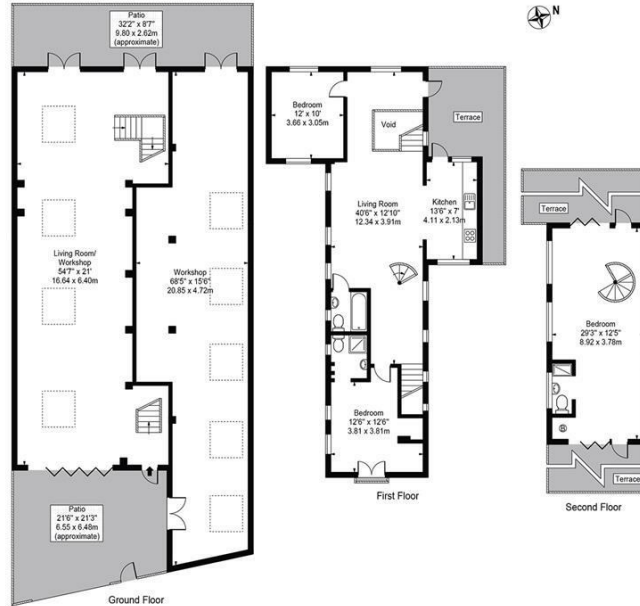
# HUNTERS®

HERE TO GET *you* THERE

Havelock Walk, SE23 3HG

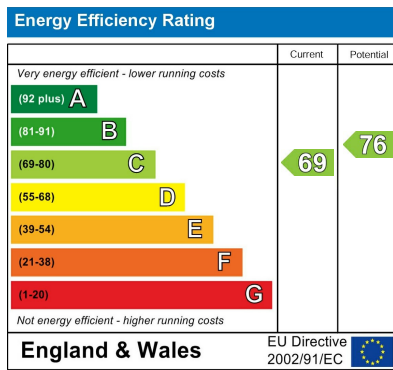
Approx. Gross Internal Area 2259 Sq Ft - 209.87 Sq M  
(Excluding Workshop & Void)

Approx. Gross Internal Area Of Workshop 842 Sq Ft - 78.22 Sq M

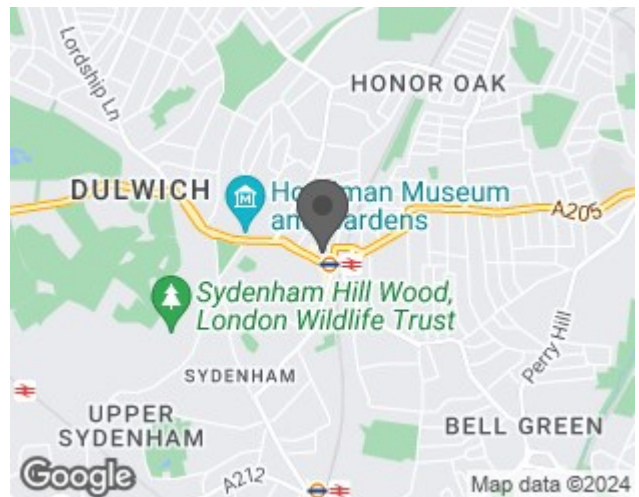


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC



## Map



## Details

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

## Features

• Guide Price £1,250,000 • Approximately 3,100sqft • Live/Work Residence • 3 Floors • Abundance of Outside Space • Fantastic Location • Proximity to Transport • Proximity to Schools • Proximity to Parks and Green Spaces • Chain free

Asking Price of £1,250,000 - Freehold - A fantastic opportunity to acquire this 3,100 sqft work/live property set on one of South East London's most desirable roads - Havelock Walk. This three bedroom property oozes character and appeal and offers multiple outside spaces and panoramic views. Early viewing Highly Recommended.

EPC C

COUNCIL TAX BAND C

FREEHOLD

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

VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR

### Havelock Walk: A Historical and Cultural Overview

Havelock Walk, located in Forest Hill, SE23, exemplifies the dynamic evolution of London's urban landscape over the past century and a half. This cobbled mews has transformed from its Victorian-era origins into a vibrant artistic community, drawing local and international attention and high-profile visits from celebrities.

#### Victorian Era Origins

Established during the Victorian era, Havelock Walk originally served as stables and workshops. The rapid suburban development in Forest Hill during this time was driven by the expansion of the railway network, making the area more accessible to central London. These stables and workshops were integral to local businesses and residents, contributing to the community's daily life.

#### Early to Mid-20th Century

Throughout the early 20th century, Havelock Walk continued to be used for various industrial and commercial purposes. However, as London's economic landscape evolved, the area began to decline. The rise of motor vehicles diminished the demand for stables, and many workshops fell into disuse or were repurposed for less vibrant commercial activities.

#### Post-War Decline and Revitalization

The post-World War II period saw further decline in many of London's industrial districts, including Havelock Walk. From the 1980s onwards, however, artists and creatives began seeking affordable spaces in London. The unique character and architecture of Havelock Walk attracted this new wave of residents, setting the stage for its transformation.

## Transformation into an Artistic Hub

By the 1990s and early 2000s, Havelock Walk had firmly established itself as a creative community. Artists, sculptors, designers, and other creatives moved into the old workshops and stables, converting them into studios and living spaces. This transformation was facilitated by the relatively low property costs at the time and the area's distinctive charm.

## Havelock Walk Today

Today, Havelock Walk is a vibrant and dynamic artistic enclave. The residents have fostered a strong sense of community, regularly hosting events such as open studios where the public can visit and engage with the artists and their work. These events attract visitors from across London and beyond, contributing to the cultural vitality of Forest Hill.

The architectural character of Havelock Walk, with its cobbled streets and Victorian-era buildings, adds to its appeal. Many buildings retain their original features, offering a glimpse into the area's industrial past while providing a unique backdrop for contemporary artistic expression.

## Notable Residents and Visitors

The presence of prominent artists and occasional visits by celebrities has further cemented Havelock Walk's reputation. In the early 2010s, Havelock Walk gained significant attention when superstar couple Jay-Z and Beyoncé were spotted visiting the area. Their visit, part of their exploration of London's vibrant art scene, highlighted Havelock Walk as a notable destination. This high-profile visit underscored the area's reputation as a significant cultural and creative hub, boosting its profile and supporting the local artists. The increased media attention and public interest brought by their visit helped shine a spotlight on the artists working there, providing them with greater exposure and opportunities.

Their visit was part of their exploration of the city's vibrant art scene, and Havelock Walk, with its renowned artistic community and unique charm, was a fitting destination.

The visit reportedly took place around 2014, and they were seen strolling through the cobbled streets, visiting several artist studios, and engaging with the local art. This high-profile visit underscored Havelock Walk's reputation as a significant cultural and creative hub.

The visit had a noticeable impact on Havelock Walk and the broader Forest Hill area:

**Increased Visibility:** The visit brought a surge of interest from the media and the public, putting Havelock Walk firmly on the map as a must-visit location for art enthusiasts and tourists alike.

**Boost to Local Artists:** The increased attention helped to shine a spotlight on the artists working in Havelock Walk, providing them with greater exposure and opportunities to showcase their work to a broader audience.

**Cultural Prestige:** Having such high-profile celebrities visit added a layer of cultural prestige to the area, attracting more visitors and potential buyers for the artworks produced by the local community.

Havelock Walk remains a popular destination for those seeking to experience London's rich artistic culture, and it serves as an example of how high-profile visits can positively impact local communities and artistic hubs.

## Community and Influence

The influence of Havelock Walk extends beyond its immediate surroundings. It has played a role in the broader gentrification and cultural rejuvenation of Forest Hill, attracting galleries, boutique shops, and trendy cafes to the area. The strong sense of community among the artists and residents fosters an

environment of creativity and collaboration that continues to thrive.

## Conclusion

The history of Havelock Walk is a testament to the resilience and adaptability of urban spaces. From its Victorian origins as a functional commercial area to its current status as a thriving artistic hub, Havelock Walk exemplifies how creative communities can breathe new life into historic urban landscapes.

This unique property boasts approximately 3,100sqft and is offered as a freehold acquisition.

Situated over three floors this incredible live work, warehouse style space is the perfect opportunity for talented artists and also an opportunity to create a fantastic family home within one of South London's most vibrant hubs.

The property has undergone extensive renovation and is offered with multiple outside spaces seen in the aerial images and videos. It offers approximately 2,260 sqft of internal space currently being used as living space. The separate workshop space spanning approximately 840sqft has potential to renovate and create a multi-use space or a dedicated space for the buyers specific needs. From the upper floors panoramic views can be enjoyed.

This warehouse style property comprises the following configuration:

Downstairs the gated parking / front garden with a patio offers a protected space similar to that of an internal courtyard that is both private yet open (please see our aerial images) which has been adorned in fine art and design features in the past for various exhibitions.

Internally the ground floor offers open plan space with vast possibilities for various reconfigurations and that's without considering the separate workshop which is currently a shell and will allow the new owner to create something fantastic much to their own liking or design.

The first floor offers two double bedrooms (one en-suite), a living space, family bathroom, and a kitchen whilst also enjoying an outside space.

The second floor offers a bedroom which benefits from beautiful outside space and panoramic views at both ends.

A truly unique property and opportunity that should be viewed at the earliest opportunity.

## THE PROPERTY LOCATION and TRANSPORT:

The property's location is, in our opinion, a premier road in Forest Hill SE23. In our experience, rarely do we find a property located so conveniently for transport, shopping, recreational facilities and schools.

Located approximately 0.2 miles from Forest Hill train station, some of the following travel times are on offer:

London Bridge in approximately 17 minutes.

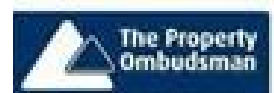
Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

Canary Wharf in approximately 23 minutes.



10A Dartmouth Road, Forest Hill, SE23 3XU  
Tel: 020 3002 4089 Email: [foresthill@hunters.com](mailto:foresthill@hunters.com) <https://www.hunters.com>



## LOCAL SHOPPING AND DINING:

The town centre is approximately 0.2 miles away, 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, deli's and restaurants to name but a few of its excellent amenities. There are dentists and doctor surgeries close by. You are also close to Bell Green.

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 is a short 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 is recognized as a 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, 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/>

Forest Hill also has an active amenity society that has committees for local transport, environment and planning issues and organises local events <https://www.foresthillsociety.com/>

Blythe Hill Fields is also located in the local area and offers recreational facilities such as the "Trim trails" which is an exercise trail. It also hosts local events where the residents of SE23 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<http://www.blythehillfields.org.uk/index.htm>

## SCHOOLS

There are several schools in proximity of the property which are rated highly by OFSTED as well as some independent schools which include Rose Mount Montessori and the highly acclaimed St Dunstan's College.

To name a few of the other schools locally:

Dulwich College - OFSTED rating 'Excellent'

Alleyns - OFSTED rating 'Excellent'

Kilmorie Primary - OFSTED rated "Outstanding"

Perry Mount Primary - OFSTED rated "Good"

Stillness infant and junior school - OFSTED rated "Outstanding" and "Good"

Rathfern Primary - OFSTED rated "Outstanding"



Holy Cross Primary - OFSTED rated "Outstanding"

Rushey Green Primary - OFSTED rated "Good" and in OFSTED's top 10%

Dalmain Primary - OFSTED rated "Good"

Please call Hunters on 020 3002 4089 to arrange a viewing.