

HUNTERS®

HERE TO GET *you* THERE

Nelson Hall, Dartmouth Place, SE23

Guide Price £350,000 to £400,000

Property Images



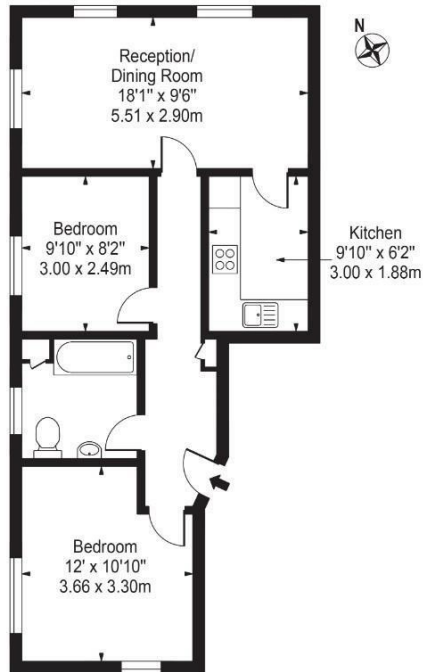
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Property Images



Nelson Hall,
Dartmouth Place, SE23 3HS
Approx. Gross Internal Area 593 Sq Ft - 55.09 Sq M



Raised Ground Floor

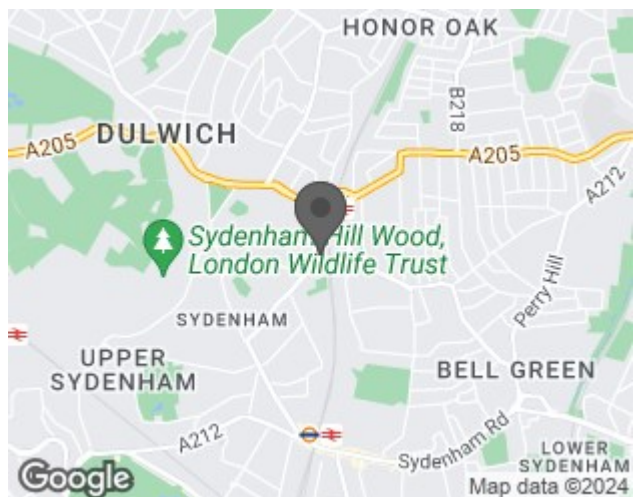
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

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

Guide price £350,000 to £400,000. CHAIN FREE, 2 bedroom, Long Leasehold, £0 regular service charge, WAREHOUSE CONVERSION, almost 600 sq ft of space, Lounge and dining room over 18 ft, town centre location

Features

• CHAIN FREE • LONG LEASEHOLD • Approaching 600 sq ft of space • NO REGULAR SERVICE CHARGES • Town centre location • WAREHOUSE STYLE CONVERSION • Both bedrooms can fit double beds • Lounge / dining room over 18 ft • Approximately 0.2 miles to Forest Hill station • Guide price £350,000 to £400,000

EPC rating C

COUNCIL TAX: B (£1,585 p/yr)

LEASEHOLD – 110 years remaining

Service charges: £20 per month for cleaning and no regular additional service charges.

Building insurance for past year was in the region of £276.28 for the year

Available for viewing now is this two-bedroom modern apartment located in Nelson Hall. Nelson Hall is positioned off Forest Hill town centre tucked away in a warehouse style building.

Whilst the location will be of great interest to buyers, the property itself will no doubt appeal to young professionals due to its attractive layout.

Firstly, the second bedroom is a generous dimension which can accommodate a double bed which is often a desirable feature.

Additionally, the living space is large enough to accommodate a dedicated dining area table and chairs (as seen in the images) whilst still having a generous lounge. You will also note that the kitchen is off the living / dining space offering a good combination of open plan and separate kitchen use.

The property is impressive in size offering almost 600 sq ft of living space which benefits many of the rooms, however its pertinent to note the entrance hall is also generous and provides good storage and a achieves a fluid layout.

Due to the design of the property a few of the rooms benefit from multiple windows with dual aspect. Please see the floor plan and note the lounge and primary bedroom have windows on two walls / directions.

Nelson hall is approximately 0.2 miles from the train station.

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 WH Smith, 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, 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 Stag and Bow all host various music events, exhibitions and craft days, 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.

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.

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

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

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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.