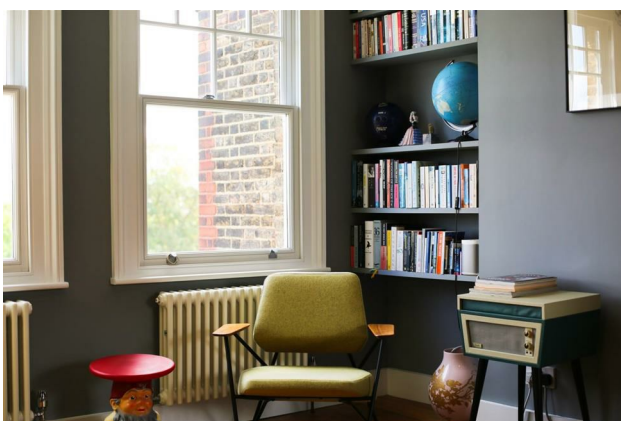


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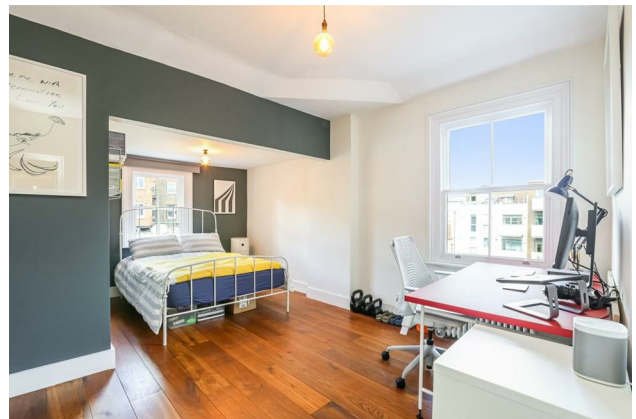
Noel Terrace, London, SE23 3JJ
Guide Price £575,000 to £600,000
Property Images



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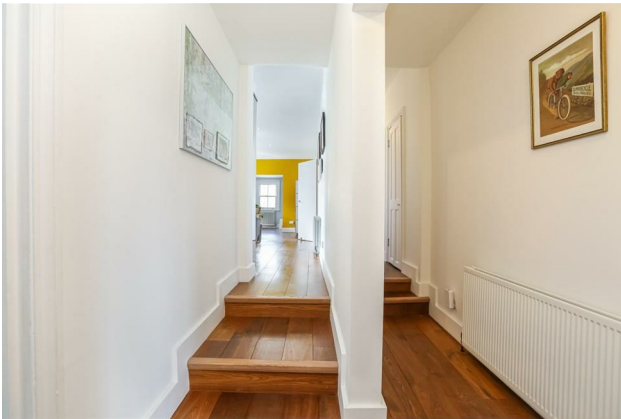
Property Images



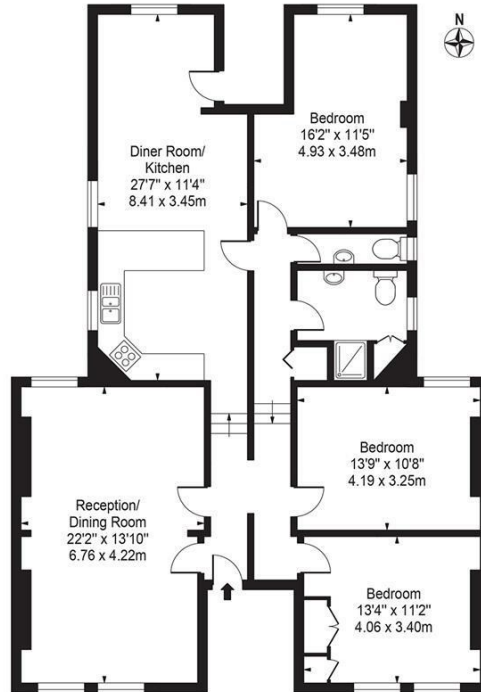
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Property Images



Noel Terrace,
Forest Hill, SE23 3JJ
Approx. Gross Internal Area 1312 Sq Ft - 121.89 Sq M



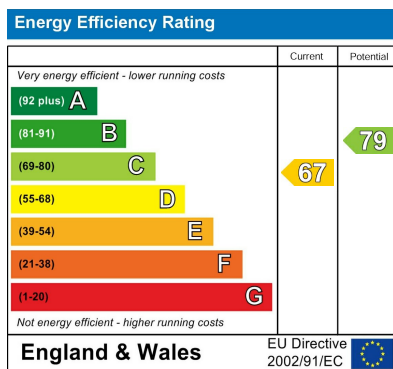
Third Floor

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

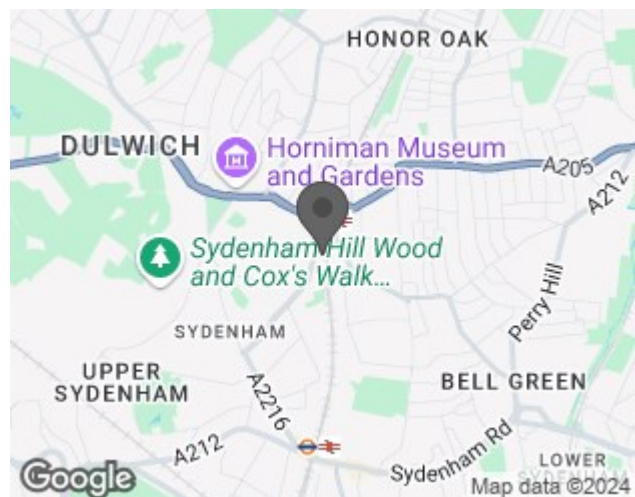
www.interdesignphotography.com

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: Flat Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Features

• Guide Price £575,000 to £600,000 • Fantastic Location • Top-Floor • Renovated to a High-Specification • Three Double Bedrooms • Over 1,300 sqft • Secluded Development • Close Proximity to Transport • Close Proximity to Schools and Amenities • Close Proximity to Parks and Green Spaces

Guide Price £575,000 to £600,000 - new to market is this three-double bedroom Top-Floor property situated in close proximity of Forest Hill. Spanning approximately 1,312sqft and offering three double bedrooms, a separate kitchen/dining room, a family bathroom, a separate reception room and also off-street parking this property would be perfect for a family home.

EPC D

COUNCIL TAX BAND B

LEASEHOLD

Guide Price £575,000 - £600,000

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

New to the market is this well-proportioned 3-bedroom flat in this private development.

This period property offers approximately 1,300 sqft of living space and boasts plenty of character. Offering three double bedrooms, one reception room, a separate kitchen/dining room, family bathroom and off-street parking.

The property is decorated to a very high standard and can appeal to a multitude of buyers.

Located on the Dartmouth Road side of Forest Hill side of this property is approximately 0.2 miles to the station.

Travels times from Forest Hill include:

London Bridge in approximately 15 minutes

London Victoria in approximately 35 minutes

And Canary Wharf in approximately 24 minutes

Forest Hill is known well locally for its boutique restaurants and shops.

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.

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.

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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Early Viewing Recommended

Verified Material Information

Verified Material Information

Guide Price £575,000 to £600,000

Council tax band: D

Council tax annual charge: £2037.98 a year (£169.83 a month)

Tenure: Leasehold

Lease length: 102 years

Ground rent: £100

Service charge: £2010

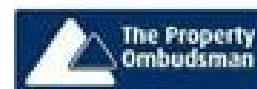
Property type: Flat

Property construction: Standard form

Number and types of room: 3 bedrooms, 1 bathroom, 1 reception



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



Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: Communal, Off Street, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Article 4 direction

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term 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: D

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.