

# HUNTERS®

HERE TO GET *you* THERE

Highgate Walk, London, SE23 3YA

£2,500 Per Month

Property Images

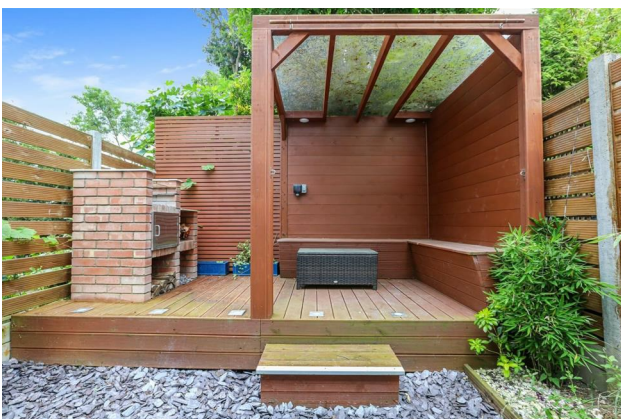
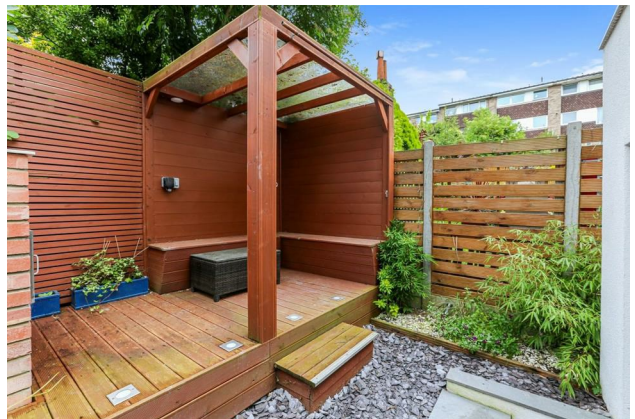




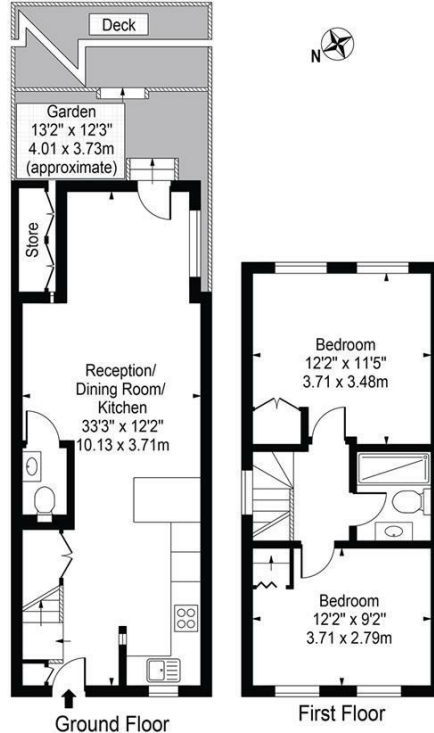
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## Property Images

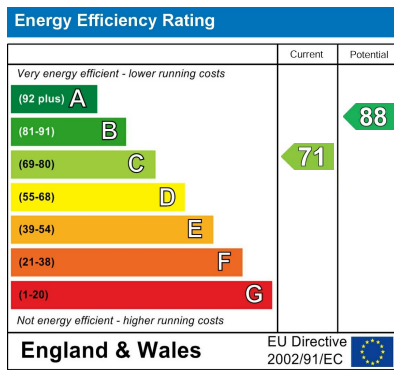


Highgate Walk, SE23 3YA  
 Approx. Gross Internal Area 704 Sq Ft - 65.40 Sq M  
 (Excluding Store)

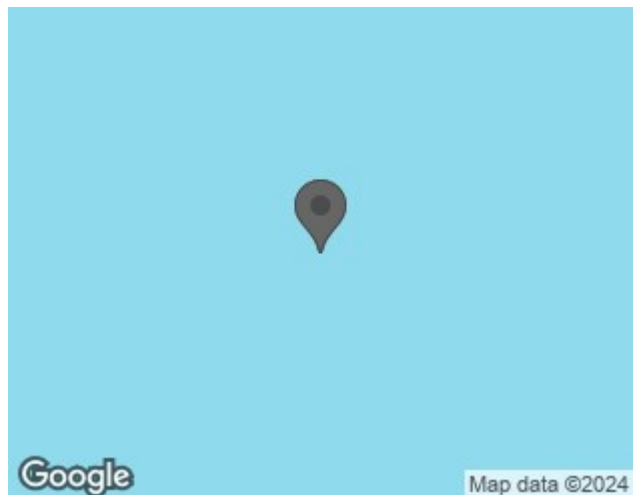


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
 www.interdesignphotography.com  
This floor plan should be used as general outline for guidance only.  
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring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

## EPC



## Map



## Details

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

## Summary

NOT SUITED TO SHARERS DUE TO LICENSING RESTRICTIONS - Available 18th November - Highgate Walk is well located off Forest Hill town centre tucked away in a small development off of Taymount Rise with a beautiful selection of modern houses.

This property has two bedrooms, a substantial open-plan living room/kitchen, one family bathroom, an additional WC, a private garden and private parking for two cars. The property has been renovated to high standard

## Features

- NOT SUITED TO SHARERS DUE TO LICENSING RESTRICTIONS - Available 18th November
- Offered Unfurnished
- In proximity of OFSTED rated "Outstanding" Eliot Bank school
- Private Development
- Off street parking for two cars
- Offering over 700sqft of living space
- Private Rear Garden
- Approximately 0.3 miles from Forest Hill station
- Close Proximity to Parks and Green Spaces
- Close Proximity to Restaurants, Shops and Amenities

NOT SUITED TO SHARERS DUE TO LICENSING RESTRICTIONS.- Available 18th November

Council tax: D

EPC rated: C

Offered unfurnished

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

Transport from Forest Hill station can take you to:

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.

## 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. For more details about Blythe Hill Fields on their website:  
<http://www.blythehillfields.org.uk/>

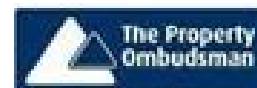


Please call Hunters on 020 3002 4089 to arrange a viewing.

Monthly rent: £2,500  
Security deposit: £2,884  
Holding deposit: £576  
Council tax band: D  
Council tax annual charge: £2037.98 a year (£169.83 a month)  
Tenure: Freehold  
Property type: House  
Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Central heating  
Heating features: Triple glazing  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent  
Parking: Allocated  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: conservation area  
Restrictions - Tree Preservation Orders: Yes  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None



10A Dartmouth Road, Forest Hill, SE23 3XU  
Tel: 02030024089 Email: [foresthill@hunters.com](mailto:foresthill@hunters.com) <https://www.hunters.com>



Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C