

# HUNTERS®

HERE TO GET *you* THERE

**Hurstbourne Road, Forest Hill, SE23**

**Offers over £1,800 Per Month**

**Property Images**



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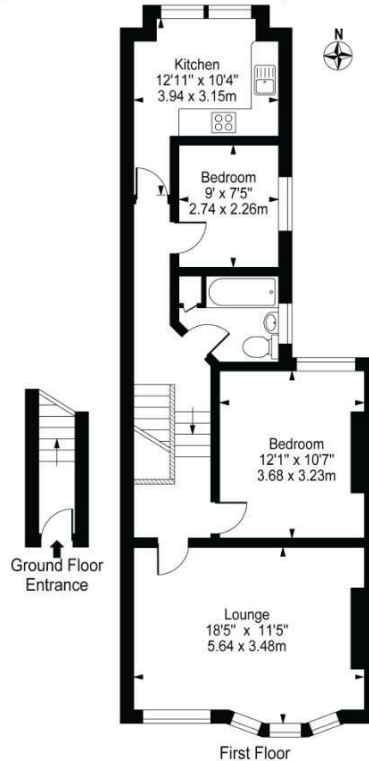
## Property Images



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Hurstbourne Road, SE23  
Approx. Gross Internal Area 693 Sq Ft - 64.38 Sq M



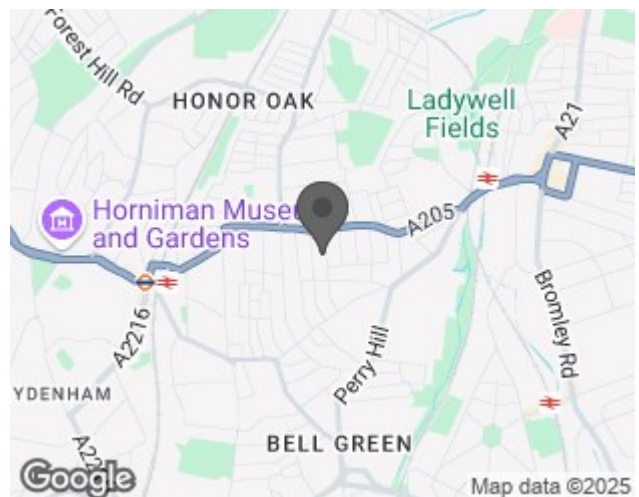
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

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>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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		
England & Wales		
EU Directive 2002/91/EC		

## Map



## Details

Type: Flat Beds: 2 Bathrooms: 1 Reception: 1



• Available now • Two bedroom • Period conversion • PART FURNISHED • Modern interior • Kitchen diner / breakfast room • Shared garden access • Offers over £1800 pcm • First floor

COUNCIL TAX BAND: C (£1,614 p/yr)

EPC RATED: D

UNFURNISHED

VIEW OUR HD VIDEO WALK-THROUGH - LIKE AND SUBSCRIBE TO OUR YOUTUBE CHANNEL TO GET FOREST HILL PROPERTY UPDATES.

The images, floor plan, and HD VIDEO WALK THROUGH do a fantastic job of showing you what's on offer.

For those who don't know the area so well here is a summary of transport and recreation found locally.

Forest Hill (Overground/National Rail), Catford Station (National Rail), and Catford Bridge (National Rail) are located approximately 0.5 miles from the property and offer transport to Central London stations:

Shoreditch High Street in approximately 23 minutes

Charing Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available minutes from the flat. For late-night travelers, night bus N171 runs from Tottenham Court Road through Waterloo, Peckham, Elephant & Castle and stops at a bus stop minutes away from the flat.

Nearby local high streets include Honor Oak, Forest Hill, Brockley, and Catford, where you will find amenities such as Sainsbury's and Tesco, your choice of boutique cafés, restaurants, trendy gastro pubs, and cocktail bars, as well as leisure centers (including Forest Hill pools), libraries and Catford Mews cinema.

If you ever fancied a greater selection of shops, eateries, social activity, and nightlife, there are swift bus connections to trendy Peckham, East Dulwich, and New Cross. There are also travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centers and high streets with many well-known brand names shops and restaurants.

Locally, there are numerous points of interest, including:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music, and seasonal festivals. You can read more about the Horniman museum and gardens here:  
<https://www.horniman.ac.uk>

Blythe Hill Fields is also located in the local area and offers recreational facilities such as 'the trim trail', which is an exercise trail. It also hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:  
<https://www.blythehillfields.org.uk/>

Located a short walk from the property is Ladywell fields, offering basketball courts, tennis courts, an athletics track, and open green space. More details on local amenities in Ladywell Fields can be found here:  
<https://lewisham.gov.uk/inmyarea/openspaces/parks/ladywell-fields>

Some of the eateries nearby include the award-winning Babur Indian restaurant, the popular Mama Dough (Sour Dough) pizza restaurant, and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub (approximately .05 miles away) is a popular gastropub with a beer garden at the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road, with a handy chemist located next door and a nearby post office.



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The area is also home to some well-regarded schools:

Kilmore school is OFSTED rated "Outstanding" and one of the attractions of this area.

Rathfern school which is OFSTED-rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are another two out of several very well-regarded OFSTED-rated schools locally.

Please contact Hunters to arrange your viewing.