

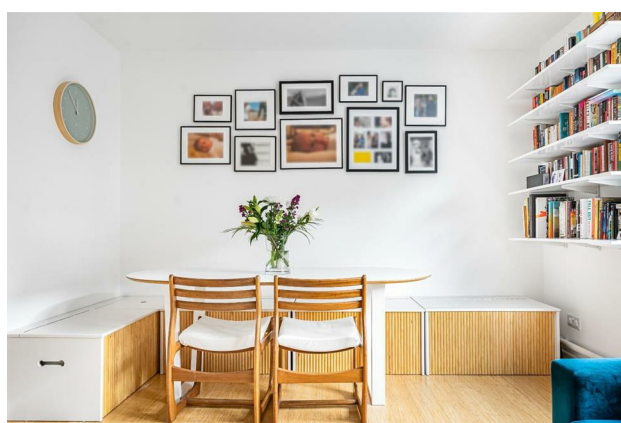
# HUNTERS®

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**Attleborough Court, London, SE23 3PL**

**Guide Price £375,000 to £400,000**

**Property Images**

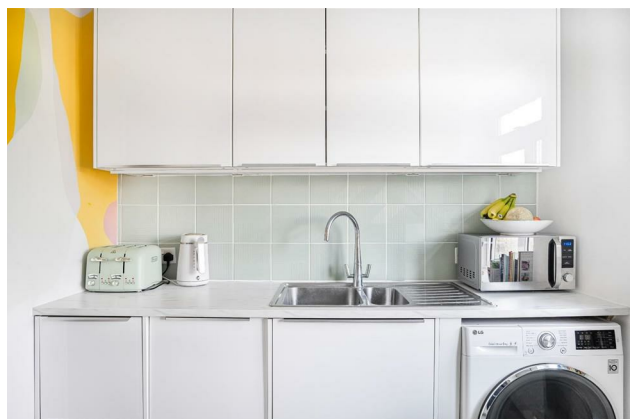
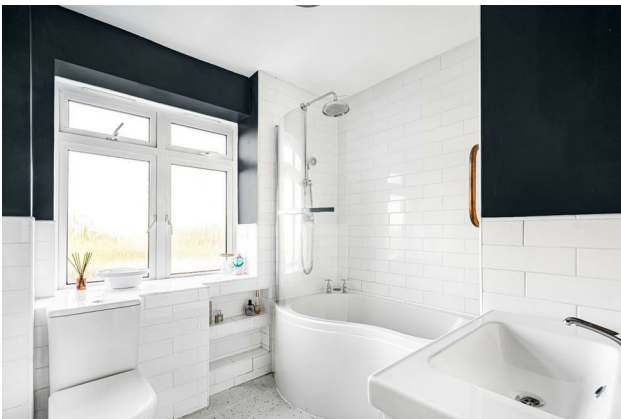




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## Property Images



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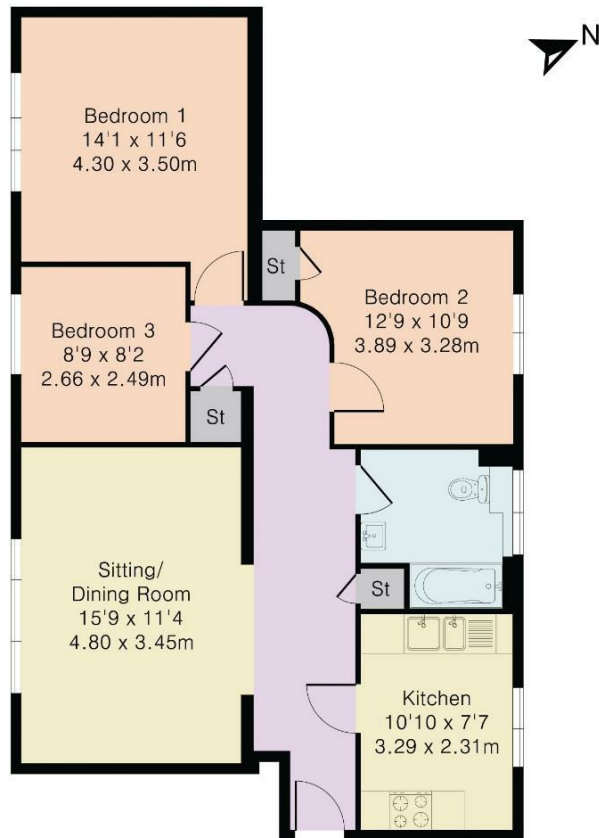
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## Property Images





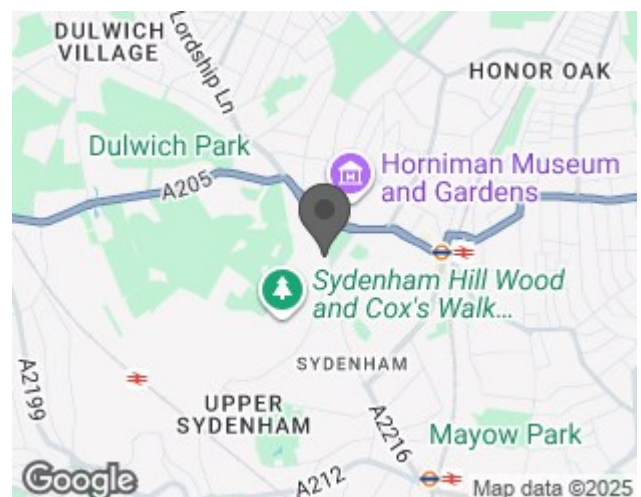
Approximate Gross Internal Area 806 sq ft - 75 sq m



## EPC

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

## Map



## Details

Type: Flat - Purpose Built Beds: 3 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

## Summary

Guide price £375,000 to £400,000. A three bedroom apartment located in the heart of Dulwich/Forest Hill offering over 800sqft of living space, panoramic views of London and being offered in immaculate condition. This property is perfect for a first time buyer/family looking for a new home. Early viewing recommended.

## Features

• Guide Price £375,000 to £400,000 • Three Bedrooms • Approx 800 sqft • Sought-After Location • Separate Kitchen/Living Room • Private Development • Panoramic Views • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools, Green Space and Parks • Close Proximity to Transport Links to Central London

EPC RATING: C

Council tax band: C

Tenure: Leasehold

Take advantage of DISCOUNTED CONVEYANCING FEES via Hunters partner solicitors and get a FREE MULTI LENDER AGREEMENT in principle from our partner mortgage brokers (you dont need to buy through Hunters to take advantage of these services)

### THE PROPERTY - DIRECT ACCESS TO THE WOODS and THE GROUNDS OF THE DEVELOPMENT

Located in easy reach of Forest Hill and East Dulwich stations as well as being opposite the Hornimans Museums and Gardens with direct access to Sydenham Hill Woods, this is a property that offers more than many others locally.

The building is characterful having been built in the 50s, it oozes the charm and charisma of a 1950's apartment building / apart hotel.

There are several features of this apartment which include:

- The communal gardens lead to the highly acclaimed Sydenham Hill Woods. Made up of approximately 11 hectares, Sydenham Hill Wood forms part of the largest remaining tract of the old Great North Wood. The wood is home to more than 200 species of trees and plants as well as rare fungi, insects, birds and woodland mammals.

The Woods are a unique mix of new and ancient woodland, with remnants of Victorian gardens and is London Wildlife Trust's oldest nature reserve.

In the 1980s, Sydenham Hill Wood was saved from development threats, a testament to the determination of local people to safeguard nature. It became London Wildlife Trust's first nature reserve in 1982 and Cox's Walk came under the Trusts management in 1998.

This lovely walk is perfect for couples, family walks (including the dog!) and hikers with a great pub at the end for a Sunday roast or a summery pint in their amazing beer garden!

- Tucked behind Sydenham Hill Wood you will find yet another great attraction. The ever-popular Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

- Cafes in the immediate area - there are two cafes in the Horniman and there is a Brown and Greens that has recently opened in the Playpark just across the road

- There is a strong community spirit within the development. There are lots of young families living in the development with many organising summertime cocktails out in the glade area of the communal grounds

- There is an active Residents Association. Frequent meetings take place and local councillors attend these sessions to feedback to the council. They also organise seasonal family activities such as Easter hunts and other celebrations. This is another great example of the community spirit within the development

- Heating and hot water is included in the yearly service charges with the communal boiler having been replaced (paid for by the current owners). The heating and hot water system now offers a circa 40 year warranty!

- Over 800 sq ft of living space which is fluidly laid out off a central hallway. Please note the central hallway itself if the size of a room providing a striking entrance hall

- The apartment has windows in every room (including the bathroom, toilet and kitchen). This means there are window on opposing sides if the apartment which is also great for cross ventilation. Some of these windows are Southerly facing filling the rooms with natural light as the sun moves around the building through the day

- A separate store cupboard is also available with the flat and is located on the entrance landing.

- A well serviced lift offers easy access, great for children's buggies etc.

Caring for the development are the dedicated groundsman and caretaker who are on site several days a week maintaining the gardens and communal areas. These gardens are host to many varied birds and wild flowers – owls, nuthatches, blue bells, violets, Herb Robert and lady's smock to name a few. The current owners of this apartment enjoy listening and looking out at the variety of birds in the trees.

### SCHOOLS, TRANSPORT DINING OUT AND OTHER RECREATION

The property is also in the catchment area of OFSTED rated "Outstanding" primary and secondary schools which is great news for those considering a family home in the area.

Forest Hill train station, served by the Overground and Southern Rail and offers the following approximate travel times to central London stations:

London Bridge in approximately 17 minutes.

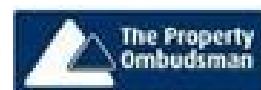
Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.3 miles away. With regular events such as a farmers market, live music and seasonal festivals to name a few.



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



The Horniman Museum and Playpark - membership of the Horniman is low cost and great for families. There are lots of activities for all ages in the park and it boasts a spectacular view of London from the Hill. For those who have a dog or are thinking of getting one, there are lots of dog walkers / minders in the area and a great bunch of people meet there in the mornings to walk dogs together (the current owners have had a positive experience of this whilst living in the property).

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

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

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, 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 variously host, music events, exhibitions and craft days, and have brought to Forest Hill a cool and trendy vibe.

Off the high street you'll also find the excellent Forest Hill pools and library which has recently undergone a refurbishment.

And 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.

#### Verified Material Information

Asking price: Guide price £375,000

Council tax band: C

Tenure: Leasehold

Lease length: Verified Material Information

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Asking price: Guide price £375,000

Council tax band: C

Tenure: Leasehold

Lease length: 101 years remaining (125t years from 2000)

Service charge: £5936.6 pa

Lease restrictions: Do not let the flat be used for anything other than a private dwelling; do not decorate any exterior part of the flat without consent of the council; to keep the flat in good repair and tenable condition; do not make structural additions or alterations without prior consent from Southwark council.

Property type: Flat

Property construction: Standard form

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

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Communal heating system

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

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

Parking: Off Street and Communal

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

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: Lift access

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: C

Service charge: £5936.6 pa

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