

FOR SALE



Hamlet House, London Road, Forest Hill, SE23

GUIDE PRICE £300,000 Leasehold

 **2**

 **1**

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Property Description

We are delighted to offer this beautifully presented two-bedroom apartment with allocated parking, set within the highly sought-after Hamlet House on London Road, Forest Hill.

This stylish home boasts a spacious master bedroom, a second generously sized double bedroom, a bright and airy reception room, a sleek modern kitchen, and a contemporary bathroom-perfect for professionals, couples, or small families seeking comfort and convenience in a prime location.

Ideally located on London Road, the property is just a short walk from Forest Hill station, providing excellent transport connections to London Victoria and London Bridge. The vibrant neighbourhoods of East Dulwich and Sydenham are also close by, offering an array of shops, cafés, and restaurants.

A fantastic opportunity to secure a modern, well-located home in one of South London's most desirable areas.

Disclaimer

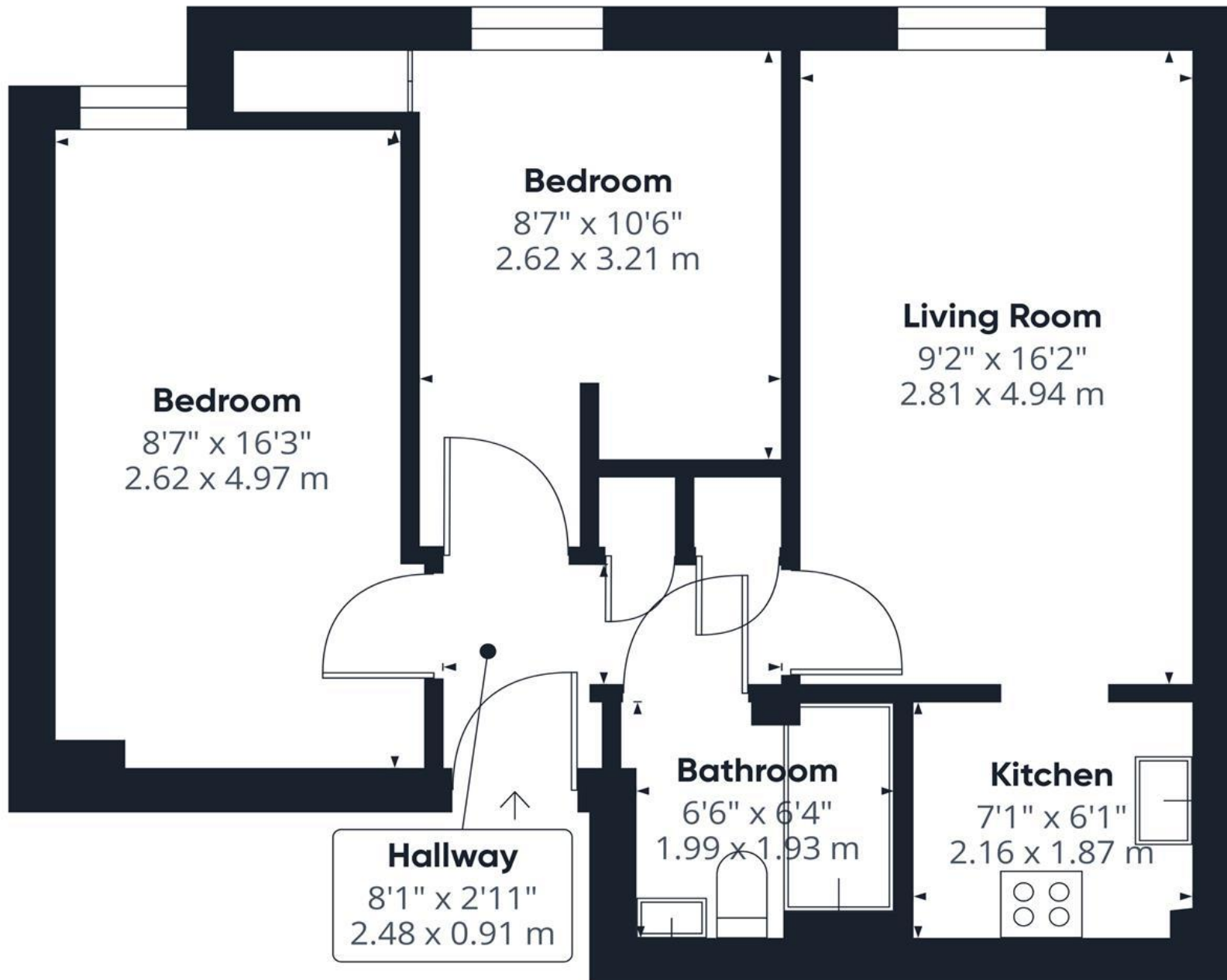
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	59	72
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾
523 ft²
48.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 103 years remaining

Service Charge – £2,853pa

Ground Rent – £648pa

Council Tax Band – D

Local Authority – Lewisham Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast



Mobile Signal
Good Coverage

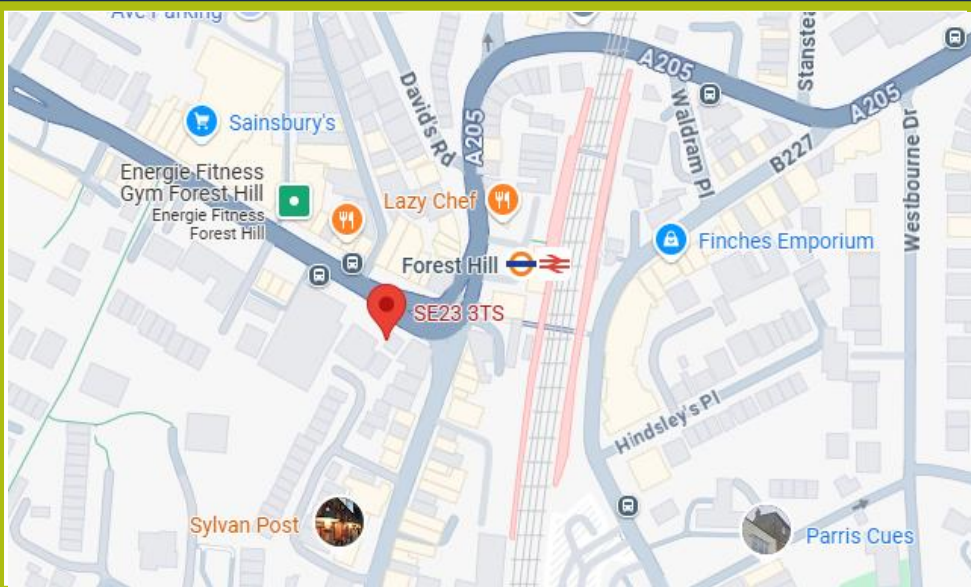


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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