HUNTERS®

HERE TO GET *you* THERE

Havelock Walk, London, SE23 3HG

£4,000 Per Month

Property Images

















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Property Images



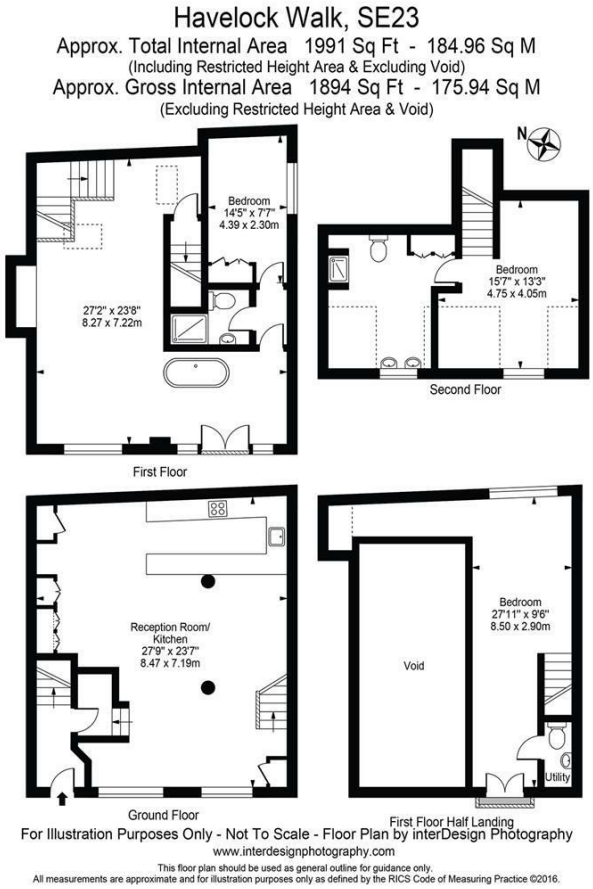




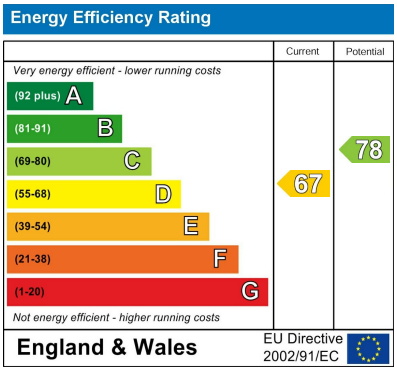


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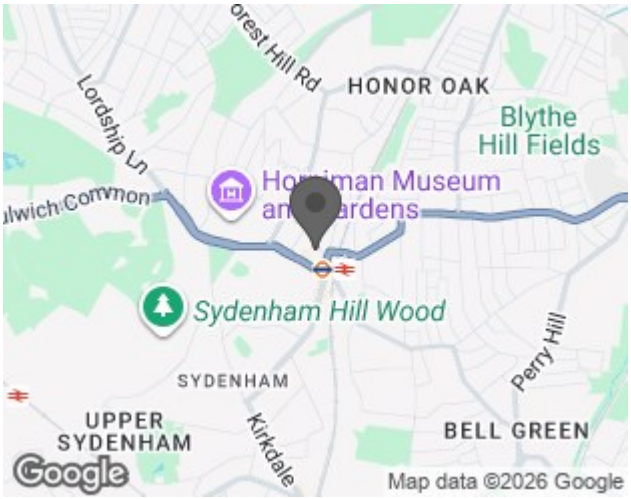
HERE TO GET *you* THERE



EPC



Map



Details

Type: Character Property Beds: 2 Bathrooms: 3 Receptions: 1 Tenure:

RENTAL PROPERTY AS A LIVE/WORK UNIT - PLEASE REFER TO THE MAIN DESCRIPTION FOR MORE INFORMATION BUT ESSENTIALLY AVAILABLE FOR:

ASKING PRICE £4,000

AVAILABLE 2ND DECEMBER

UNFURNISHED

The property is available to the following type of businesses:

Office and administrative work: Consultants, accountants, virtual assistants, software/tech workers, and remote professionals.

Creative and design studios: Graphic designers, architects, fashion designers, artists, photographers, and writers.

Appointment-based or private services: Therapists, coaches, or personal trainers seeing occasional clients by appointment rather than walk-in crowds.

New to the market is this truly unique offering which tends to come around once in a Blue Moon. Situated on the desirable Havelock Walk is this two bedroom conversion spanning approximately 1991 sqft is spread over four floors.

Features

Set in the heart of the cobbled streets this original warehouse is comprised of two-bedrooms and both situated on their own entire floor aswell as the open-plan living room/kitchen accompanied by its own private mezzanine area.

• RENTAL PROPERTY AS A LIVE/WORK UNIT • ASKING PRICE £4,000 • AVAILABLE FROM 2ND DECEMBER • UNIQUE WAREHOUSE CONVERSION • SPANNING APPROXIMATELY 1,991SQFT • SPREAD OVER FOUR FLOORS • SUBSTANTIAL LIVING ROOM WITH MEZZANINE • TWO FLOORS USED AS BEDROOMS AND INCORPORATING EN-SUITE WASH FACILITIES • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

Collectively, the property is available for approximately 1,991 sq ft - looking for something truly special and out of the ordinary that is unlikely to be seen again on the market for a while.

Early Viewing Highly Recommended

RENTAL PROPERTY AS A LIVE/WORK UNIT: FOR CLASS E/C3 USE (PLEASE SEE BELOW)

ASKING PRICE £4,000

AVAILABLE 18TH NOVEMBER

EPC D

COUNCIL TAX BAND TBC

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

The Property Ombudsman

New to the market is this truly unique offering which tends to come around once in a Blue Moon. Situated on the desirable Havelock Walk is this two bedroom conversion spanning approximately 1991 sqft is spread over four floors.

As you enter from the cobbled streets you are immediately met by the open-plan reception room/kitchen which measures a staggering 661sqft and benefits from wooden flooring, exclusive period windows only seen in a property like this, pillars and a stunning integrated kitchen.

As you move to the Mezzanine you are greeted by more space that includes a washroom and could potentially be used as a third bedroom. There is also a private balcony offering direct views to the walk itself.

The first floor is comprised of a bedroom, a bathroom and also its own section of living space offering a staggering 647sqft of space with high-ceilings and period windows offering plenty of light.

The second floor is again effectively one huge studio encompassing all of the Period Features mention previously but with its own brass bath-tub leaving the opportunity for a wonderful clean in the morning whilst enjoying the most amazing suuroundings.

Effectively, the property is available to anyone but really suits someone looking for something truly special and out of the ordinary that is unlikely to be seen again on the market for a while.

Early Viewing Highly Recommended

Havelock Walk: A Historical and Cultural Overview

Havelock Walk, located in Forest Hill, SE23, exemplifies the dynamic evolution of London's urban landscape over the past century and a half. This cobbled mews has transformed from its Victorian-era origins into a vibrant artistic community, drawing local and international attention and high-profile visits from celebrities.

Victorian Era Origins

Established during the Victorian era, Havelock Walk originally served as stables and workshops. The rapid suburban development in Forest Hill during this time was driven by the expansion of the railway network, making the area more accessible to central London. These stables and workshops were integral to local businesses and residents, contributing to the community's daily life.

Early to Mid-20th Century

Throughout the early 20th century, Havelock Walk continued to be used for various industrial and commercial purposes. However, as London's economic landscape evolved, the area began to decline. The rise of motor vehicles diminished the demand for stables, and many workshops fell into disuse or were repurposed for less vibrant commercial activities.

Post-War Decline and Revitalization

The post-World War II period saw further decline in many of London's industrial districts, including Havelock Walk. From the 1980s onwards, however, artists and creatives began seeking affordable spaces in London. The unique character and architecture of Havelock Walk attracted this new wave of residents, setting the stage for its transformation.

Transformation into an Artistic Hub

By the 1990s and early 2000s, Havelock Walk had firmly established itself as a creative community. Artists, sculptors, designers, and other creatives moved into the old workshops and stables, converting them into studios and living spaces. This transformation was facilitated by the relatively low property costs at the time and the area's distinctive charm.

Havelock Walk Today

Today, Havelock Walk is a vibrant and dynamic artistic enclave. The residents have fostered a strong sense of community, regularly hosting events such as open studios where the public can visit and engage with the artists and their work. These events attract visitors from across London and beyond, contributing to the cultural vitality of Forest Hill.

The architectural character of Havelock Walk, with its cobbled streets and Victorian-era buildings, adds to its appeal. Many buildings retain their original features, offering a glimpse into the area's industrial past while providing a unique backdrop for contemporary artistic expression.

Notable Residents and Visitors

The presence of prominent artists and occasional visits by celebrities has further cemented Havelock Walk’s reputation. In the early 2010s, Havelock Walk gained significant attention when superstar couple Jay-Z and Beyoncé were spotted visiting the area. Their visit, part of their exploration of London’s vibrant art scene, highlighted Havelock Walk as a notable destination. This high-profile visit underscored the area’s reputation as a significant cultural and creative hub, boosting its profile and supporting the local artists. The increased media attention and public interest brought by their visit helped shine a spotlight on the artists working there, providing them with greater exposure and opportunities.
Their visit was part of their exploration of the city's vibrant art scene, and Havelock Walk, with its renowned artistic community and unique charm, was a fitting destination.

The visit reportedly took place around 2014, and they were seen strolling through the cobbled streets, visiting several artist studios, and engaging with the local art. This high-profile visit underscored Havelock Walk's reputation as a significant cultural and creative hub.

The visit had a noticeable impact on Havelock Walk and the broader Forest Hill area:

Increased Visibility: The visit brought a surge of interest from the media and the public, putting Havelock Walk firmly on the map as a must-visit location for art enthusiasts and tourists alike.

Boost to Local Artists: The increased attention helped to shine a spotlight on the artists working in Havelock Walk, providing them with greater exposure and opportunities to showcase their work to a broader audience.

Cultural Prestige: Having such high-profile celebrities visit added a layer of cultural prestige to the area, attracting more visitors and potential buyers for the artworks produced by the local community.

Havelock Walk remains a popular destination for those seeking to experience London's rich artistic culture, and it serves as an example of how high-profile visits can positively impact local communities and artistic hubs.

Community and Influence

The influence of Havelock Walk extends beyond its immediate surroundings. It has played a role in the broader gentrification and cultural rejuvenation of Forest Hill, attracting galleries, boutique shops, and trendy cafes to the area. The strong sense of community among the artists and residents fosters an environment of creativity and collaboration that continues to thrive.

Conclusion

The history of Havelock Walk is a testament to the resilience and adaptability of urban spaces. From its Victorian origins as a functional commercial area to its current status as a thriving artistic hub, Havelock Walk exemplifies how creative communities can breathe new life into historic urban landscapes.

A truly unique property and opportunity that should be viewed at the earliest opportunity.

THE PROPERTY LOCATION and TRANSPORT:

The property's location is, in our opinion, a premier road in Forest Hill SE23. In our experience, rarely do we find a property located so conveniently for transport, shopping, recreational facilities and schools.

Located approximately 0.2 miles from Forest Hill train station, some of the following travel times are on offer:

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.

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 spirit.

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

Hunters estate agents Forest Hill have rented several houses and flats near Havelock Walk, SE23 over the last 10 years. The stats from a sale include:

• Offers received for 103.33% of the guide price
• 24 viewings
• 10 offers received (41.66% of offers were received compared to viewings!)
• Offers received in 6 days of going to market
• Offer accepted on the 10th day of going to market

Hunters let and manage properties close to Havelock Walk, SE23

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: C
EPC rating: D
Monthly rent: £4,000
Security deposit: £4,615
Holding deposit: £923

The building
Mid-terrace house, standard construction
2 bedrooms, 3 bathrooms, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Passive House design
Broadband: Cable
Parking: None
In a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
In In the Forest Hill conservation area (per planning.data.gov.uk; confirm via the local authority search).
No tree preservation order
Title register restrictions (SGL287176):
- A sole registered owner cannot register a sale or other transfer involving sale proceeds unless that owner is a trust corporation or the court authorises it.
- A sale or other transfer can be registered only if a registered owner provides a declaration or statement of truth, or their conveyancer provides a certificate, confirming that it complies with the Nominee Agreement dated 18 August 2017 or a variation referred to in that confirmation.
- The property is subject to any restrictive covenants imposed before 1 June 1927 that still apply and can be enforced. The extract does not state what those covenants require.
- The 2015 transfers contain provisions about boundary structures and boundary walls. Their detailed terms are not given in this extract, so their effect should be checked in the filed transfer documents.
Non-coal mining area: yes

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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.