

HUNTERS[®]

HERE TO GET *you* THERE



Honor Oak Road

Forest Hill, SE23 3RR

£2,000 Per Month



ASKING PRICE £2,000

AVAILABLE 1ST AUGUST

UNFURNISHED

Two double bedroom period apartment situated on the second floor of a grand, detached period building. Offering over 640 square feet, feature arched windows, feature fire place and other period features, parking, communal gardens, located approximately 0.3 miles to Forest Hill station.



Asking Price £2,000

Available 1st August

Unfurnished

Council Tax Band C (Lewisham)

Located in a grand, detached, period building set back from the road, the apartment is situated on the second floor (accessed by a single flight of stairs) with windows facing south east and south west.

The lounge is a particular highlight, featuring an impressive arched window with three tall sections that create an unusually large opening and flood the room with natural light on sunny days. Together with the fireplace and retained period detailing, it gives the space real character.

Both bedrooms are comfortable doubles, with the second offering a smaller double layout. Each room retains attractive period features, including sash windows with original-style boxing, coving, and other character details.

Located approximately 0.3 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.

The town centre is approximately 0.1 miles from the property and, 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 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.

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. Backing directly onto the Horniman Museum and Gardens, the flat enjoys easy access to one of the area's most popular green spaces and cultural attractions. It is recognised 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.

SCHOOLS

The property is in proximity to four schools, which were rated in OFSTED's top 10%. In our experience, this is quite unusual and a very attractive feature of the location. Some of the highly acclaimed local schools include:

Rathfern - Early years provision – Outstanding, Leadership and management – Outstanding, Outcomes for pupils – Outstanding, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Outstanding

Kilmorie - Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Dalmain - Behaviour and attitudes - Outstanding, Early Years Provision - Good, Leadership and Management – Good, Personal Development – Outstanding, The quality of education - Good

Fairlaw - Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Outstanding, Quality of teaching, learning and assessment - Good

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 976 years remaining (999 years from 2003)
Council tax band: C
EPC rating: C
Monthly rent: £2,000

The building
End-terrace flat, standard construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three good, EE good
Parking: Communal and Off Street

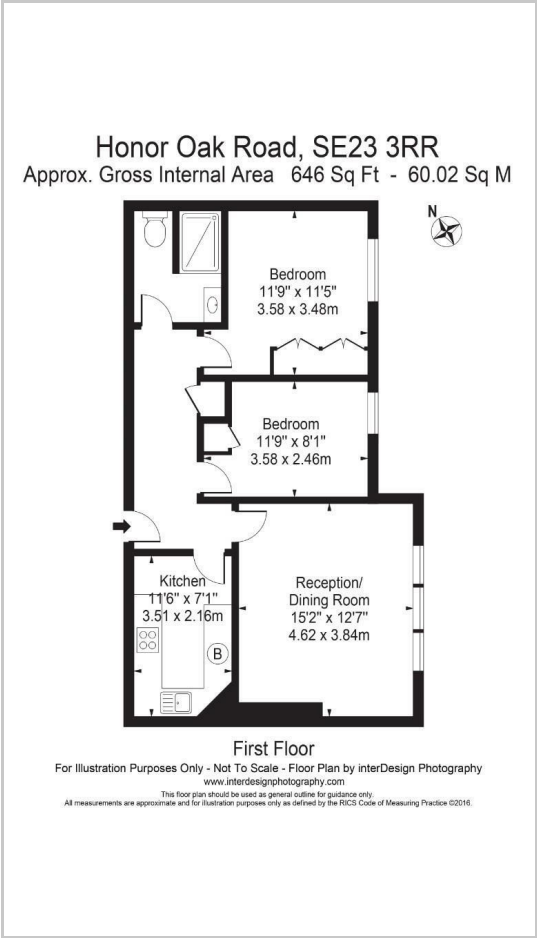
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

10A Dartmouth Road, Forest Hill, SE23 3XU
Tel: 02030024089 Email: foresthill@hunters.com https://www.hunters.com

Area Map



Floor Plans



Energy Efficiency Graph

