

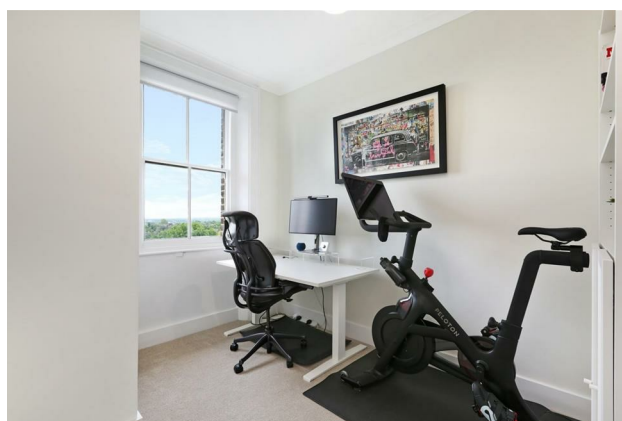
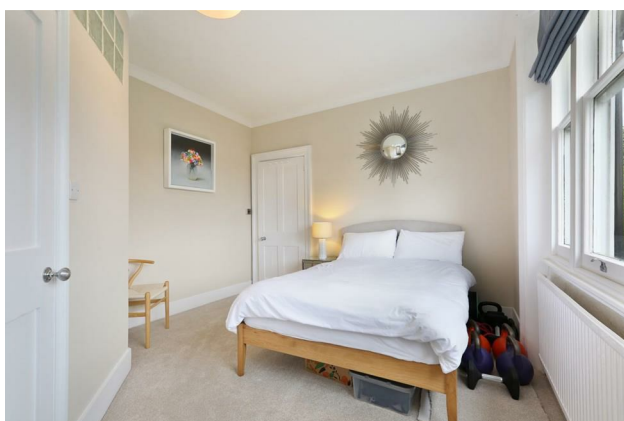
HUNTERS®

HERE TO GET *you* THERE

Manor Mount, London, SE23 3PY

£2,000 Per Month

Property Images



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Property Images

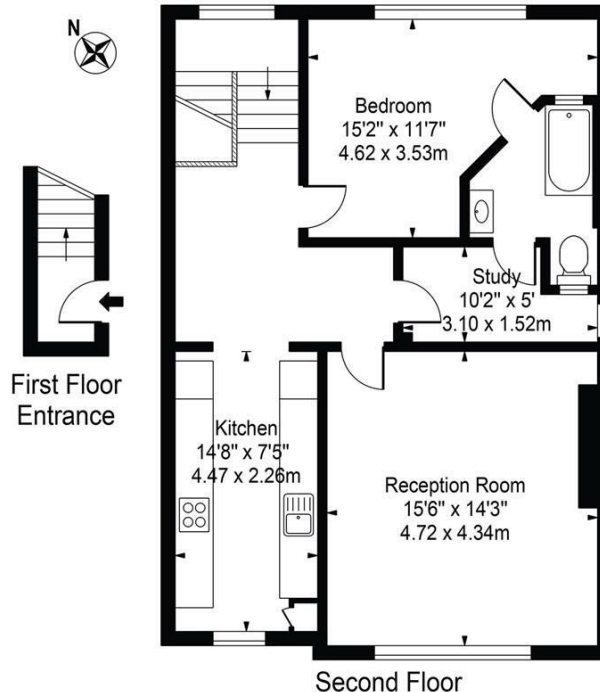


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Manor Mount, SE23

Approx. Gross Internal Area 754 Sq Ft - 70.05 Sq M

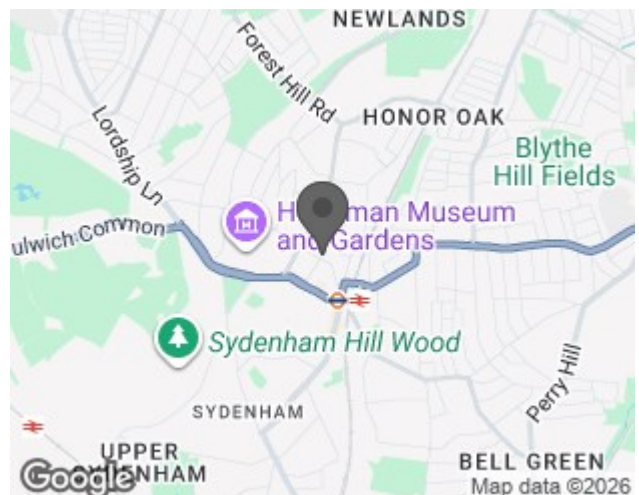


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 - Conversion Beds: 2 Bathrooms: 1 Receptions: 1 Tenure:

ASKING PRICE £2,000

AVAILABLE FROM 1ST AUGUST

EPC rated: D

Council tax band: B

Hunters are proud to market this two-bedroom Period Conversion Second-Floor flat deep in the heart of Forest Hill and just a few minutes' walk from the station.

The property offers two bedrooms, a family bathroom, living space and separate kitchen. The property is triple aspect, having windows on both the front and back of the property, as well as the window in the second bedroom.

The property retains many of its original period features including high ceilings and large windows whilst also entertaining more modern features like a recently refurbished kitchen.

Features
• ASKING PRICE £2,000 • AVAILABLE 1ST AUGUST • Offered Part-Furnished or Unfurnished • Two Bedroom • Top-Floor with Panoramic Views from all sides • Period Conversion • Approx 0.2 mile to station • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Parks and Green Spaces

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The property is well situated for great social life, recreation (green spaces included) transport and highly acclaimed schools which this description will offer further details on.

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.

SCHOOLS

The property is in proximity of four schools which are 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

Fairlawn - 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: Share of Freehold

Lease length: 88 years remaining (125 years from 1989)

Council tax band: B

EPC rating: D

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

Broadband: FTTP (Fibre to the Premises)

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 (TGL20110):

- There are old restrictive covenants (rules limiting how the land can be used) mentioned in a deed from 1873, though the specific details were not provided to the Land Registry.

- The owner cannot sell or transfer the property without written consent from The Royal Bank of Scotland PLC, National Westminster Bank Plc, and the Secretary of State for Work and Pensions. This is a standard requirement to ensure mortgages are repaid.

- A notice must be sent to the Commissioner of Police before any sale or transfer of the property is officially registered.

- The owner is not allowed to sell or transfer the property if the move would break any of the rules or prohibitions set out in the lease.

No environmental risks recorded

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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.