

**FOR SALE**



**Hamlet House, London Road, London, SE23**

**Offers In Excess Of £280,000 Leasehold**



**samuel estates**  
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# Property Description

We are delighted to present this beautifully appointed two-bedroom apartment, complete with allocated parking, situated within the highly sought-after Hamlet House on London Road, Forest Hill.

This stylish and well-presented home offers a spacious master bedroom, a generous second double bedroom, a bright and airy reception room, a sleek modern kitchen, and a contemporary bathroom. The property provides an excellent balance of space, comfort and modern living, making it an ideal choice for professionals, couples or small families.

The location is equally impressive. Situated on London Road, the property is just a short walk from Forest Hill station, offering excellent transport links into Central London, including direct services to London Bridge and London Victoria. The popular neighbouring areas of East Dulwich and Sydenham are also within easy reach, providing a fantastic selection of independent shops, cafés, restaurants and local amenities.

A superb opportunity to acquire a modern and well-located home in one of South London’s most desirable and well-connected areas.

## Disclaimer

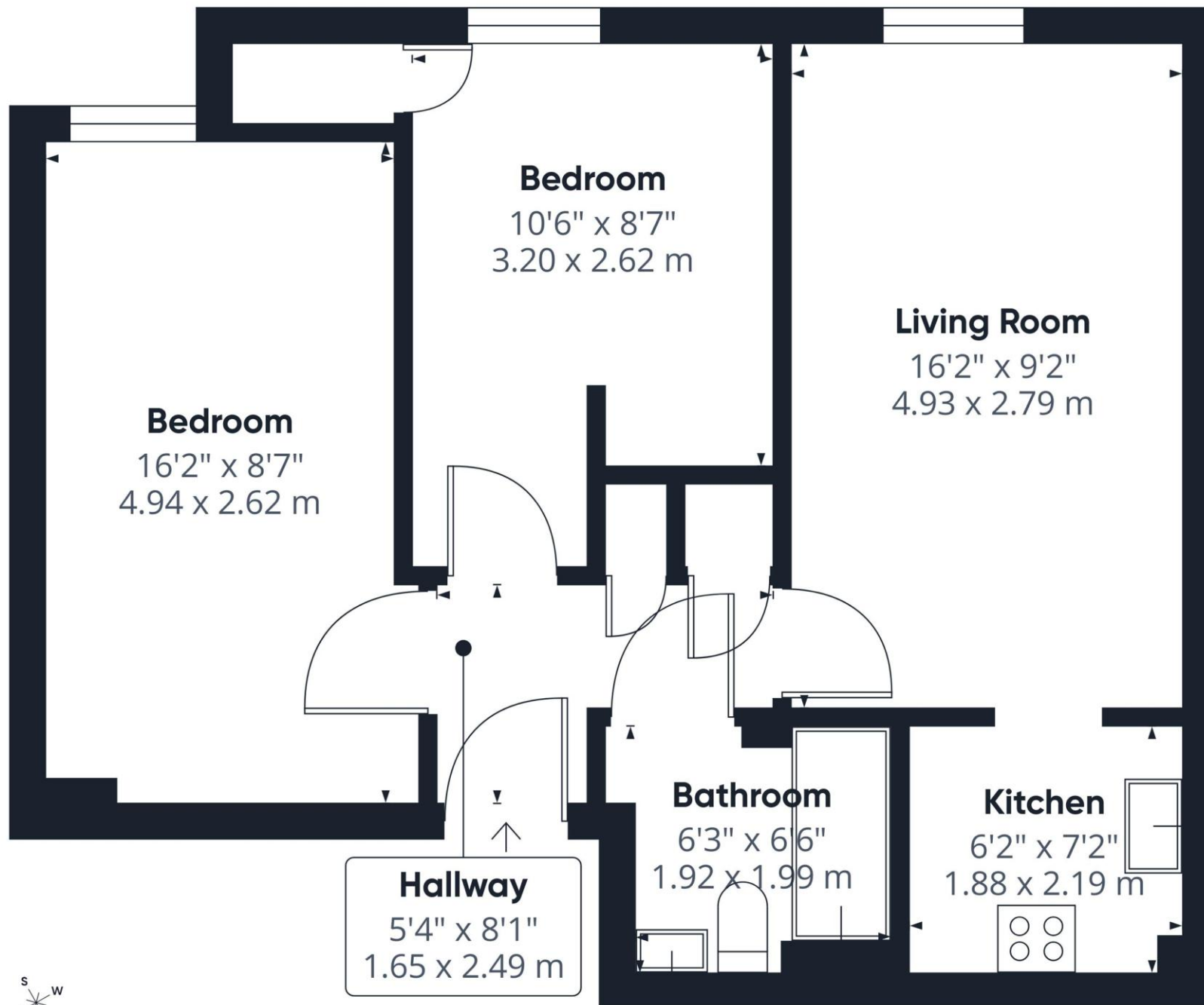
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| 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<sup>m</sup>**

525 ft<sup>2</sup>

48.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 103 years remaining

**Service Charge** – £2853.06

**Ground Rent** – £648

**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



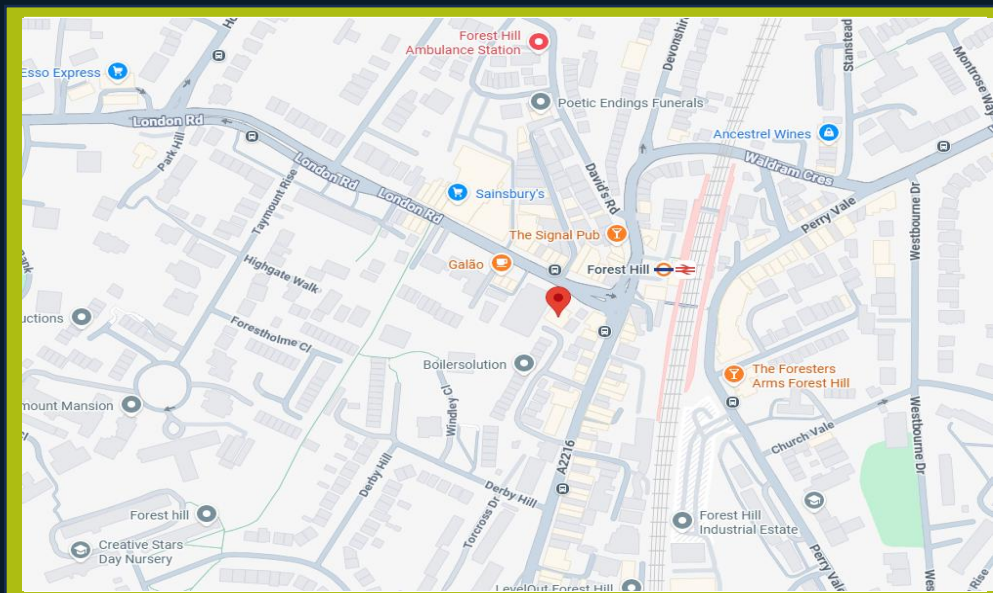
**Mobile Signal**  
Good Coverage



**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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