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Manor Mount London SE23

£2,150 Per Month

Property Images



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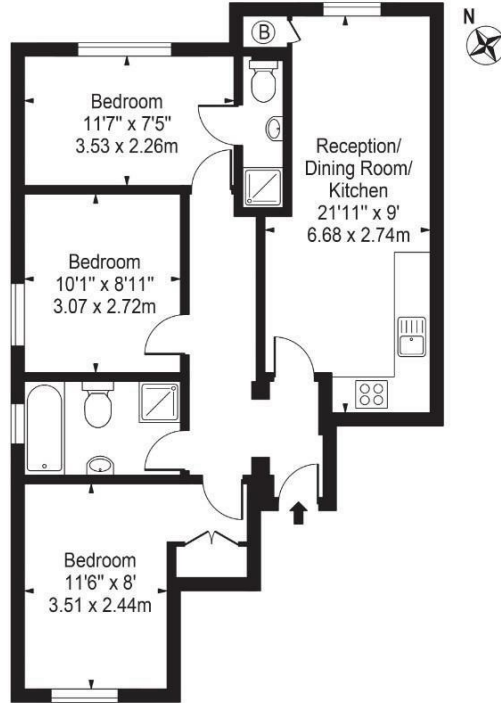
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Manor Mount, SE23

Approx. Gross Internal Area 664 Sq Ft - 61.69 Sq M



Raised Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

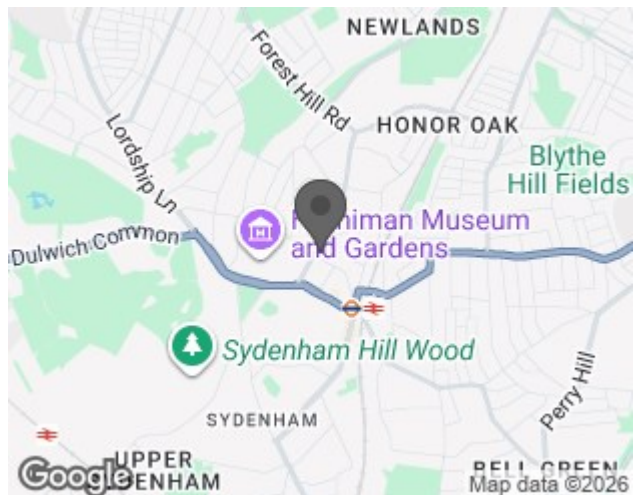
www.interdesignphotography.com

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 |
|--|-------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 78 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Map



Details

Type: Flat Beds: 3 Bathrooms: 2 Receptions: 1 Tenure:

Summary

£2,150 pcm. Modernised 3-bed converted flat on Manor Mount, SE23. Ideal for 3 sharers (HMO licensed) or a family. Features an open-plan living area, en-suite, and modern kitchen. Approx 0.3 miles to Forest Hill Station and local cafes. Premier road in Forest Hill.

Features

• Available now • 3 bedroom (third bedroom is a small double) • Unfurnished • Period building • Premier Road in Forest Hill Se23 • Forest Hill station approx 0.3 mile away • Large Sainsburys approx 0.2 mile away • Suitable for 3 sharers or a family • Recently decorated • Asking rent £2150

Modernised 3-Bedroom converted flat in the Heart of Forest Hill on one of the areas premier roads.

This recently decorated three-bedroom is located on the prestigious Manor Mount, a quiet and characterful residential street just moments from the vibrant centre of Forest Hill. Well suited for three professional sharers or a family, the property offers a high standard of living with exceptional transport links to Central London and the City.

Key Features:

Three bedrooms: Each room meets Lewisham's licensing standards for single occupancy (the property is therefore available to a maximum of 3 sharers).

Modern Living Space: A separate open plan reception room provides a comfortable hub of the home.

Modern Kitchen & Bathroom: Fully fitted kitchen with appliances and a modern bathroom and en-suite.

Prime Location: Approx. 0.3 miles to Forest Hill Station, offering Overground services to Canada Water, Shoreditch, and Highbury & Islington, as well as Southern Rail to London Bridge.

Local Amenities: Approx. 0.2 of independent coffee shops like St David Coffee House, local gastropubs, and the famous Horniman Museum and Gardens.

Verified Material Information

Costs & tenure

Tenure: Leasehold

Lease length: 116 years remaining (125 years from 2017)

Council tax band: D

EPC rating: C

Monthly rent: £2,150

Security deposit: £2,480.76

Holding deposit: £496.15

The building

Semi-detached flat, standard construction

3 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Services



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Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: None
Broadband: Cable
Parking: Communal

Risks & restrictions
Not a listed building
In Conservation area
Tree preservation order present
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.