

HUNTERS®

HERE TO GET *you* THERE

Honor Oak Road, London, SE23 3RR

£2,000 Per Month

Property Images



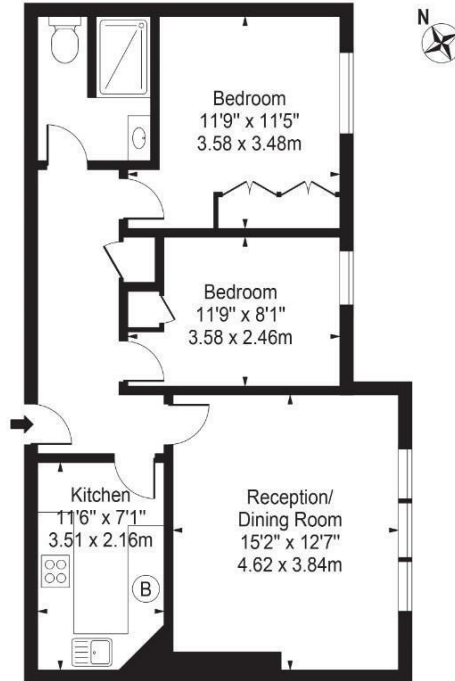
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Honor Oak Road, SE23 3RR
 Approx. Gross Internal Area 646 Sq Ft - 60.02 Sq M



First Floor

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

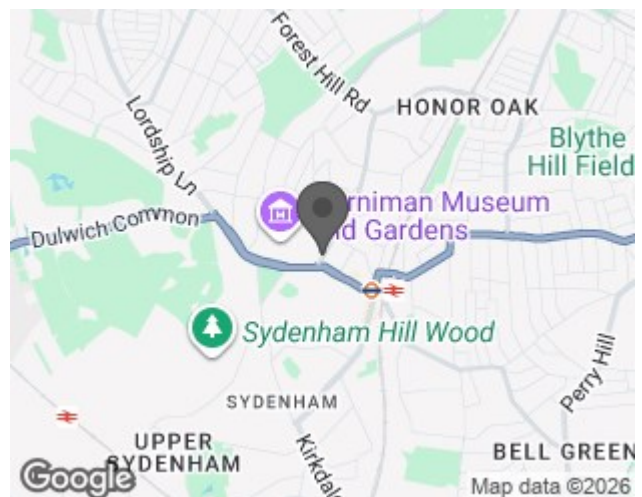
www.interdesignphotography.com

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

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.

Features

• Asking Price £2,000 • Available 1st August • Feature arched windows in lounge • Two double bedrooms • Charming period building • Chain free • Over 640 square feet • Feature fire place, window boxing and other period features • In proximity of shops, restaurants and amenities • In proximity of schools, parks and green spaces

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

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: 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

Not 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 (TGL220090):

- There is a standard restriction which means that if only one person is left as the registered owner, they cannot sell the property or take the sale money alone without a court order. This is a common measure to protect the interests of multiple owners.
- The lease contains specific rules about how the property can be sold or transferred. If the owner does not follow these rules, the Land Registry may not recognise the new owner.
- There is a technical change to the standard legal promises the seller makes about their right to sell the property, which is a routine adjustment in modern property transfers.

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.