

# HUNTERS®

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**Derby Hill Crescent, London, SE23 3YL**

**Guide Price £700,000 TO £750,000**

**Property Images**



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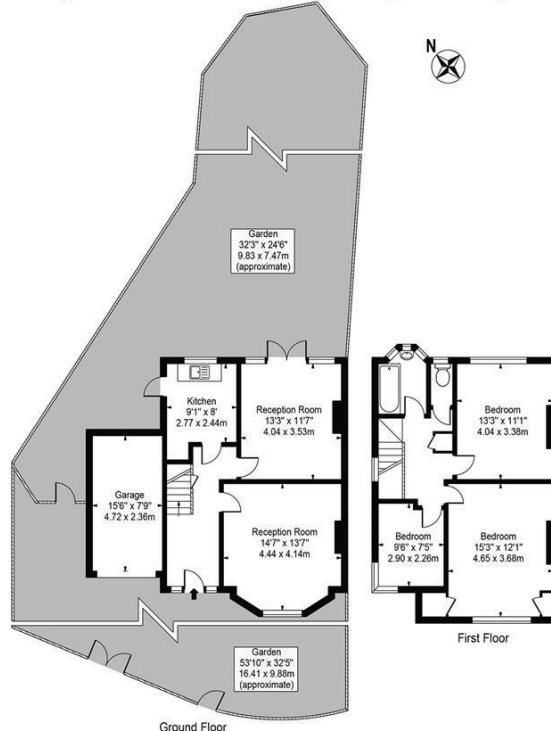
## Property Images



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Derby Hill Crescent, SE23 3YL  
 Approx. Gross Internal Area 1110 Sq Ft - 103.12 Sq M  
 (Excluding Garage)  
 Approx. Gross Internal Area Of Garage 120 Sq Ft - 11.14 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Map



## Details

Type: House Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

CHAIN-FREE

FREEHOLD

Guide Price £700,000 to £750,000

New to the market is this well-proportioned three-bedroom house in the heart of Forest Hill.

This three-bedroom period property offers approximately 1,110 sqft of living space and boasts plenty of character. Downstairs offers two reception rooms, a separate kitchen, a garage as well as a front and back garden. Upstairs consists of two double bedrooms, one single bedroom and a family bathroom. There is also the benefit of an un-disturbed loft giving the opportunity for expansion.

### Features

• GUIDE PRICE £700,000 TO £750,000 • CHAIN-FREE • FREEHOLD • PERIOD PROPERTY • THREE-BEDROOMS • TWO RECEPTION ROOMS • FRONT AND BACK GARDENS • IDEAL LOCATION • In Proximity of Shops, Restaurants, Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

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Derby Hill Crescent offers the perfect opportunity for a family looking to move to the area as there is a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces locally.

Local restaurants and shops include:

Lazy Chef, Tofu, Bona, The Dartmouth Arms, The Sylvan Post, The Signal and Matoom - Thai Bistro all of which have good google reviews.

There are several independent boutique and independent shops locally including The Bunka Store,

Better Things, Cub & Pudding and Archie & Tallulah's Emporium.

Forest Hill is well known for its selection of Independent Coffee Shops and Delis such as St David Coffee House, Canvas & Cream and Ounce 10 Coffee.

There are a number of convenience stores locally and also a Sainsbury's supermarket for your main shopping.

Transport Links from Forest Hill include:

London Bridge in approximately 14 minutes.  
Liverpool street in approximately 29 minutes.  
Canary Wharf in approximately in 23 minutes.  
Shoreditch High Street in approximately 23 minutes.  
Victoria station in approximately 37 minutes.

There are also numerous bus services to surrounding areas and the City of London both through the day and night.

Schools:

Families residing at Derby Hill benefit from proximity to several Ofsted-rated schools, ensuring quality education options for children of all ages. Among the acclaimed institutions in the area are:

St Dunstan's College - Church of England, mixed, primary and secondary. This is a private school.

Eliot Bank - State, mixed, primary

Rathfern - State, mixed, primary

Kilmorie - State, mixed, primary

Dalmain - State, mixed, primary

Fairlawn - State, mixed, primary

Local Recreation:

One of the highlights of living in this vibrant community is the proximity to the renowned Horniman Museum and Gardens. Just a stone's throw away, this cultural gem offers a wealth of enriching experiences for all ages. From captivating exhibitions and galleries to beautifully landscaped gardens and interactive displays, the Horniman Museum is a treasure trove of art, history, and natural wonders. Residents can enjoy leisurely strolls amidst stunning botanical collections, take in panoramic views of London from the museum's terrace, or participate in educational workshops and events designed to inspire curiosity and creativity.

Verified Material Information

Council Tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Number and types of room: 3 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Thorpewood Conservation area - Included as of July 2010.

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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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.