

**FOR SALE**



**Hamlet House, London Road, Forest Hill, SE23**

**GUIDE PRICE £325,000 Leasehold**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

We are delighted to offer this beautifully presented two-bedroom apartment with allocated parking, set within the highly sought-after Hamlet House on London Road, Forest Hill.

This stylish home boasts a spacious master bedroom, a second generously sized double bedroom, a bright and airy reception room, a sleek modern kitchen, and a contemporary bathroom-perfect for professionals, couples, or small families seeking comfort and convenience in a prime location.


Ideally located on London Road, the property is just a short walk from Forest Hill station, providing excellent transport connections to London Victoria and London Bridge. The vibrant neighbourhoods of East Dulwich and Sydenham are also close by, offering an array of shops, cafés, and restaurants.

A fantastic opportunity to secure a modern, well-located home in one of South London's most desirable areas.

## Disclaimer

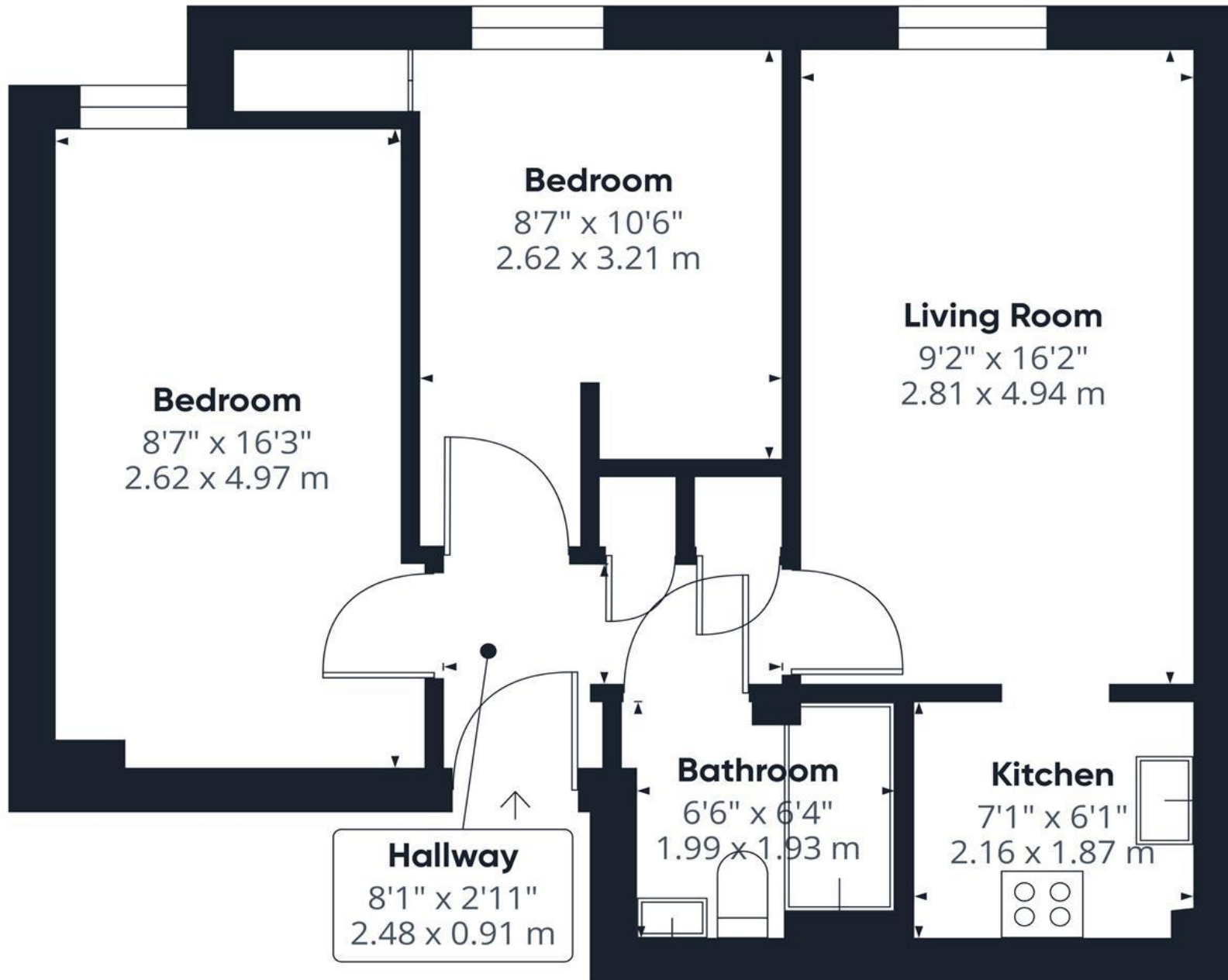
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		72
55-68	D	59	
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>(1)</sup>  
523 ft<sup>2</sup>  
48.6 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 103 years remaining

**Service Charge** – £2,853pa

**Ground Rent** – £648pa

**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

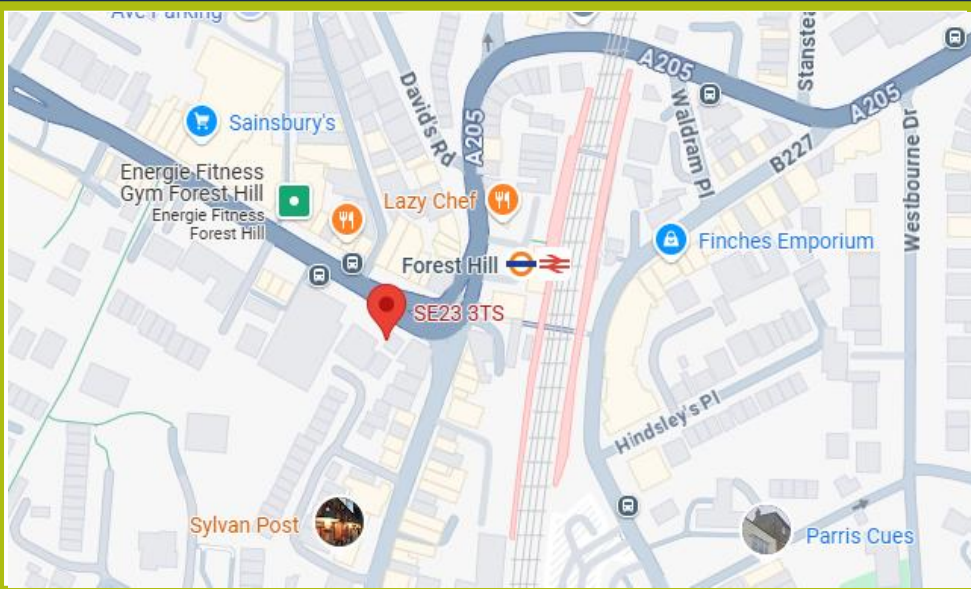


### Flood Risk

*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

