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Eliot Bank, Forest Hill, SE23

OIEO £375,000

Leasehold

A nicely presented two-bedroom apartment with private balcony in Forest Hill.



### Local Transport

#### **Forest Hill**

Approx. 500 mtrs away  
Destinations: **London Bridge, London Victoria and London Overground line destinations.**

#### **176, 185, 197 & 356**

Between approximately 200mtrs - 500mtrs away  
Destinations: **Denmark Hill, Peckham, Oval, Elephant & Castle, Waterloo, Vauxhall, Victoria and Tottenham Court Road.**

Two bedrooms

Large Amounts of Storage

Private Balcony

This nicely presented two-bedroom apartment is situated on the second floor of one of the blocks in the Eliot Bank development. It is double glazed throughout and benefits from a large amount of built-in storage as well as a private balcony. The Eliot bank development has a good community spirit with its own WhatsApp group. This block contains lockable storage units (which can be rented separately, when available, from the freeholder) and there is secure bike storage available within the development.

Eliot Bank is a turning just off the London Road more or less directly opposite the Horniman museum where you will find the weekly Farmers' Market on a Saturday. The apartment is therefore within a few minutes' walk of the centre of Forest Hill itself, which offers a growing range of cafes, bars and restaurants as well as a library and Forest Hill Pools. The many bars, restaurants and shops of Lordship Lane in East Dulwich are also easily accessible being only a 10 minute bus journey away.

Forest Hill railway station (which provides direct services into London Bridge (c.17 minutes) and London Victoria (c.40 minutes) is about a 5 minute walk from the property. You can also access the London Overground at Forest Hill with its connections to Canary Wharf and the West End via the Jubilee line. Frequent bus services are also available on London Road at the bottom of Eliot Bank, which can take you to Peckham or East Dulwich in 10 minutes or so or directly into central London.

You approach the building along the driveway and enter via secure video entry phone into the ground floor lobby. From the lobby you take the lift to the second floor where you will find the door to this apartment on your right.

Upon entering the apartment you find yourself in the hallway which has a number of useful storage cupboards. Directly in front of you is the first of the bedrooms. This is a spacious double room, with picture rail and some built-in storage. From this bedroom a large casement window looks out onto the wooded area at the side of the building.

Adjacent to the first bedroom is the second bedroom. This is, again, a spacious double room with picture rail and built-in storage and has the same aspect as the first bedroom.

Opposite the second bedroom is the bathroom. This is fitted with a white two-piece suite comprising handbasin and bath with over bath shower. Next along the hallway is the separate WC.

At the end of the hallway is the living area. To your left is the kitchen. This is fitted with modern painted panelled units with a wood block worksurface. There is a full range of integrated appliances including oven and hob, washing machine and slimline dishwasher as well as space for a large freestanding fridge freezer. From the kitchen a casement window looks out to the front of the building.



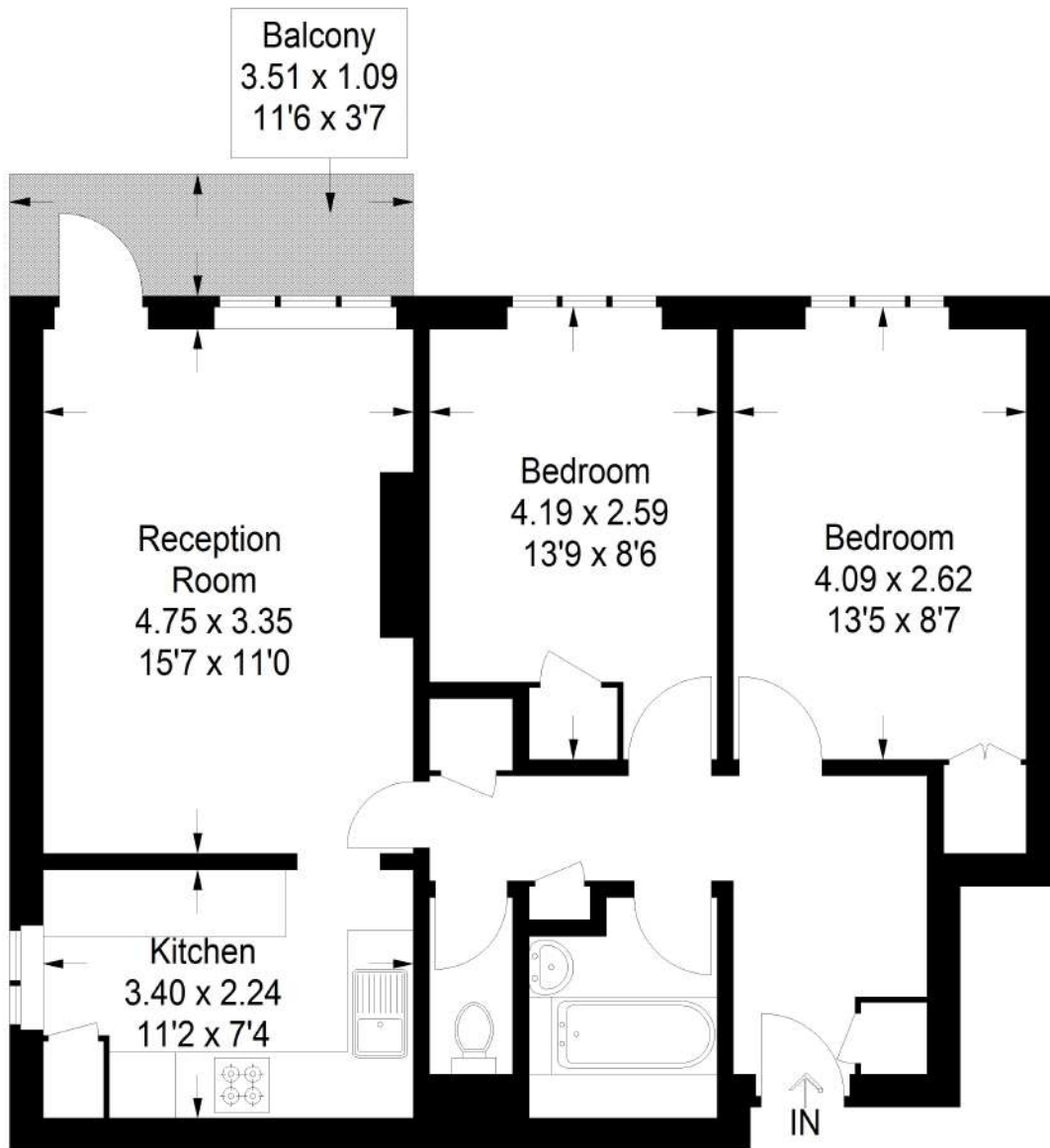
A doorway leads from the kitchen into the living room. This is bright and spacious with a full wall of windows looking out onto, and a glazed door leading out onto, the private terrace which looks down onto the wooded area to the side of the building. This is the perfect spot for enjoying a coffee or drinks outside during the warmer months.

Double glazed throughout and offering large amounts of storage, this is a great apartment in an enviable location close to centre of Forest Hill. Your early viewing is recommended.

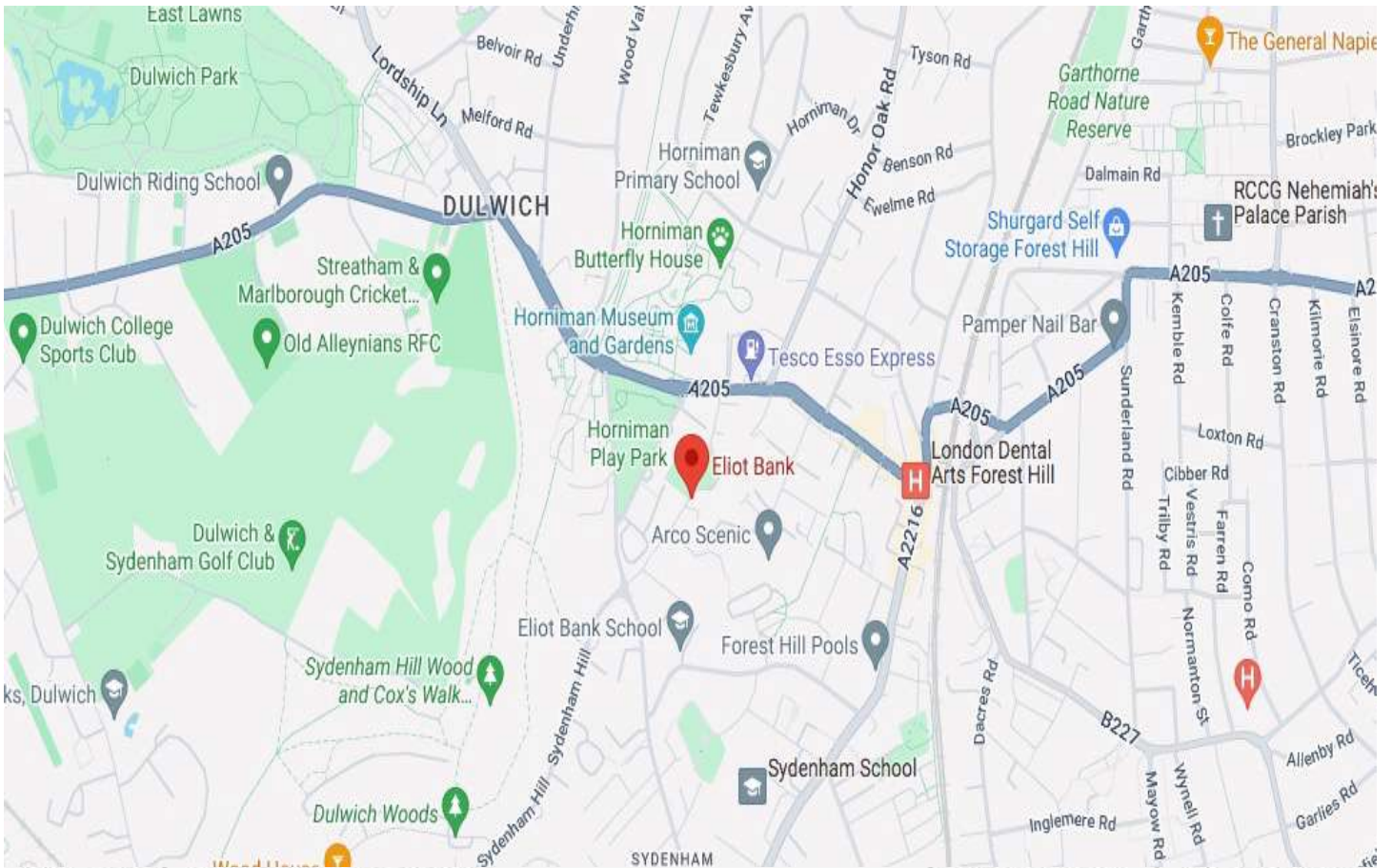


# Eliot Bank, SE23

Approximate Gross Internal Area  
61.6 sq m / 663 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID116794)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	74 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.