

# Leaders

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## Leaders

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The Leaders guide to

# Buy To Let

in Forest Hill



## Investing in Forest Hill

If it had stayed rural the area would no doubt be termed as rolling, and many echoes linger from its pre-urban life in a pleasing array of differing open spaces which are the areas trump card. To the west is the most impressive of them all, Dulwich and Sydenham Hill Woods. The latter is based around the old Nunhead-Crystal Palace railway and is a deep and densely-wooded nature reserve. The latter is a private wood open to the public, and the boundary between the two is delightfully imprecise. Dulwich Park is also next door. Forest Hill possesses a well-defined urban heart in the great T-junction of London Road, Dartmouth Road and Devonshire Road (A205 and A2216) by the train station.

### Facilities

Eateries are few and far between, although the French restaurant on Perry Vale and the Indian on Brockley Rise have great reputations. Forest Hills unique claim to fame is its ownership of the Horniman Museum and Gardens. Its stunning Art Nouveau Douling stone tower and exterior mosaic on the Allegory of Life is something no-one can miss and the exhibits within and without are every bit as exotic and ground-breaking. The park is no less adventurous, with an annual festival, formal gardens, animal enclosures and Frederick Horniman's personal conservatory, surely the most impressive greenhouse around. Its most intriguing exhibit must be CUE (the Centre for Understanding the Environment), a unique building experimenting with the likes of self-build, photo-voltaic cells, ventilation via hollow beams, collecting greywater and using the surrounding reed beds to cool the entire building. And all under a turf roof. In the centre of SE23 is Horniman Gardens and to the north is One Tree Hill.

### Transport Links

Although buses pop up all over SE23, it is London Road/Lordship Lane (A205), heading into the city, which handles the majority of the routes. The buses filter in from the T-junction at the heart of Forest Hill from Devonshire Road/Waldam Park Road to the east (these two forming part of the South Circular) and Dartmouth Road to the south. The South Circular runs east from here to Catford and west via Dulwich Common to Tulse Hill. It is the railway which is the workhorse here, despite the vaguely bucolic air at the two stations, Honor Oak and Forest Hill. The line they are on is useful, with either a direct connection north to London Bridge (15 minutes) or a loop south and west to Victoria (30 minutes) via Crystal Palace. Trains also head south to Croydon.

### Housing

Styles, dates and sizes vary, often within the same street. There is nothing jarring in any of this, for no particular type is dominant, and everything co-exists happily in the laid back manner so prevalent in Forest Hill and Honor Oak. For those seeking a microcosm of southern English urban housing styles, SE23 is it. There are Edwardian Italianate villas; post and inter-war semis; all manner of low rise flats; and modern townhouse developments. In common with much of the city, the multi-occupancy boom has to some extent been turned back, and whole houses now make more of an appearance than was the case in the Eighties. This in turn only encourages the conversion of commercial properties into dwellings, and in the Hornimans a church hall and a public house have become flats. In the process the spate of huge Victorian houses to be found here have had themselves smartened up from tatter days. To set the seal on the area's exclusivity, various traffic-calming measures now protect these twisting roads.



## What to buy

Please note that the figures below are based on recent sales in Redhill and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£100K - £140K	£550 - £750 PCM
One bed (Purpose built)	High	£125 - £230K	£650 - £850 PCM
One bed (Conversion)	High	£125K - £220K	£750 - £900 PCM
Two bed (Conversion)	Very High	£170K - £370K	£900 - £1300 PCM
Two bed (Purpose built)	Very High	£130K - £350K	£800 - £1200 PCM
Two Bed (Terrace)	Very High	£190K - £390K	£1100 - £1400 PCM
Three bed (Semi)	Very High	£250K - £550K	£1300 + PCM
Three bed (Terraced)	Very High	£190K - £470K	£1300 + PCM
Detached	Low	£250K +	£1400 + PCM

## Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.