

# Buy to Let Investment Property– Forest Hill, London

**Property Value: £249,995**

**10 % Deposit Paid**

**Monthly Letting: £1050**

**Monthly Mortgage: £937**

**NET Monthly Income: £113**

**Legal Fees Refunded on Completion**

**Stamp Duty Paid**

**Valuation Fee Refunded on Completion**



## .GROUND FLOOR

Double glazed entrance door to:  
HALL

Radiator, laminate flooring, door to cupboard, door to:  
BEDROOM 1 3.49m (11'5") x 2.86m (9'5")

Window to front, wardrobe(s), radiator, fitted carpet, combination boiler serving heating system and domestic hot water, double door, door to:

BEDROOM 2 .53m (14'10") x 2.58m (8'6") min

Double glazed window to front, radiator, fitted carpet.

LOUNGE 6.96m (22'10") max x 4.36m (14'4") max

Two double glazed windows to side, window to side, radiator, double radiator, fitted carpet, double glazed door to garden, door to:

FITTED KITCHEN 3.50m (11'6") x 2.34m (7'8")

Fitted with a matching range of base and eye level units with worktop space over with ceramic tiled, 1½ bowl stainless steel sink unit, built-in fridge, freezer and washing machine, double glazed window to side.

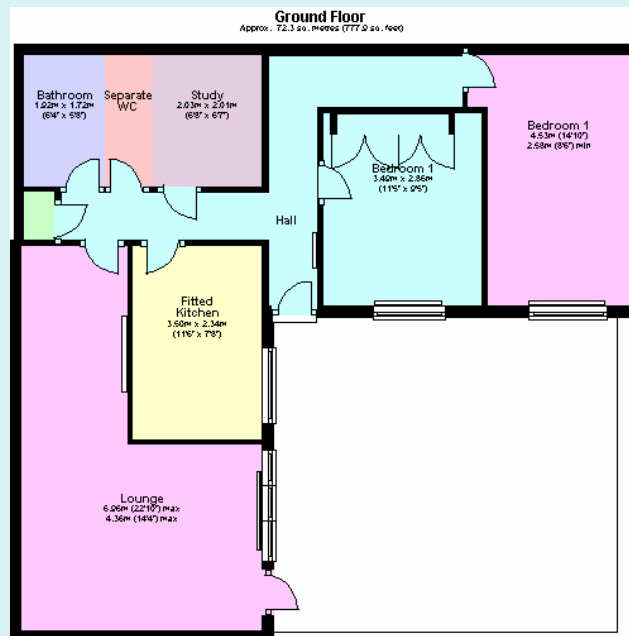
BATHROOM 1.92m (6'4") x 1.72m (5'8")

Two piece suite comprising deep panelled bath and pedestal wash hand basin, tiled surround, heated towel rail, extractor fan, wall mounted mirror, laminate flooring.

SEPARATE WC Low-level WC, laminate flooring.

STUDY 2.03m (6'8") x 2.01m (6'7")

Fitted carpet.

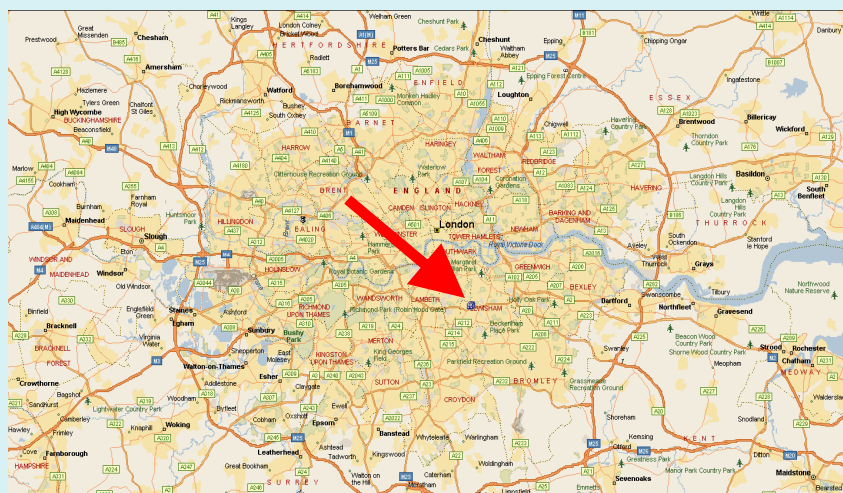
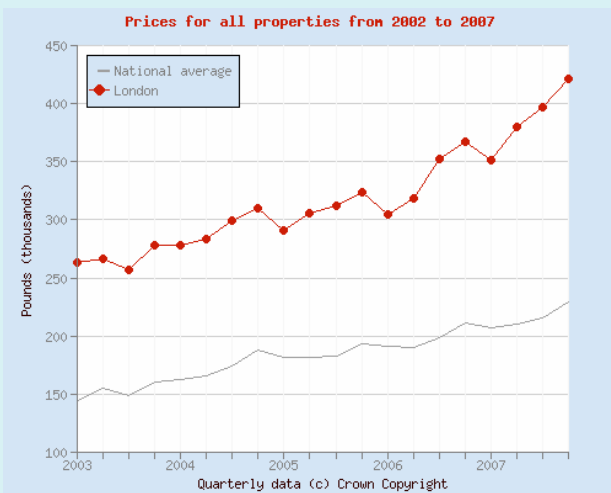
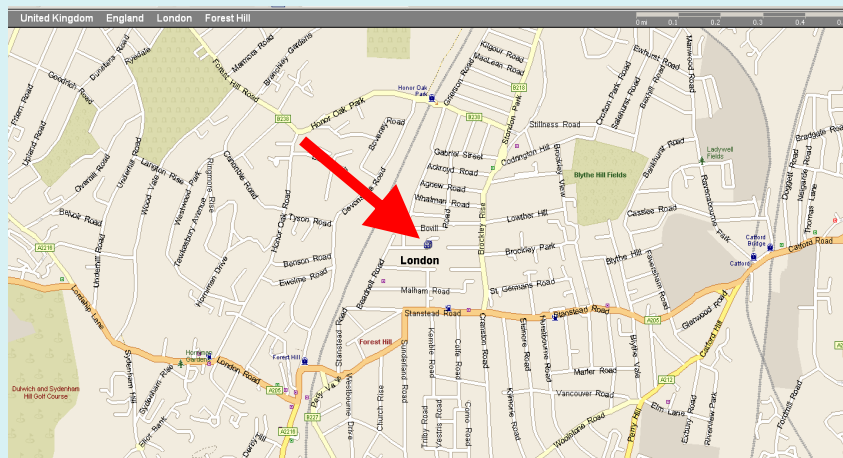
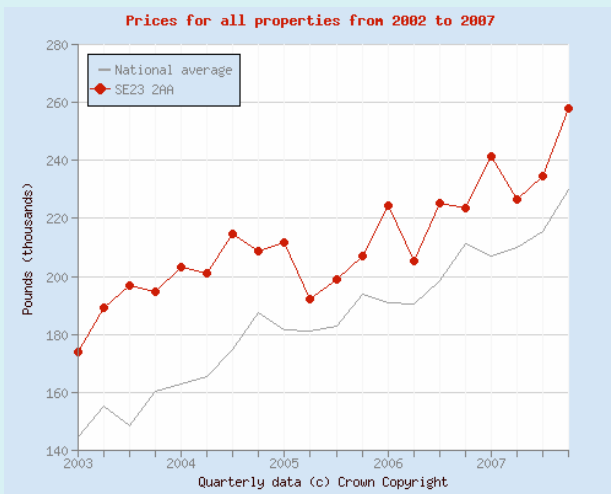




Forest Hill is home to the celebrated Horniman Museum. Despite a leaning toward anthropological and cultural collections, the museum is also home to a newly opened (July 2006) aquarium and one of the most varied collections of taxidermy in the northern hemisphere. Contained within its accompanying gardens is an animal enclosure, flower gardens, and a Grade II listed early 20th century greenhouse. Views from the gardens stretch out over central and north London.

The Hob Public House, opposite Forest Hill station, is a live music and comedy venue. Home to the E.D. Comedy Club, it has attracted acts such as Bill Bailey, Phil Jupitus and Mark Lamarr. Recently renovated, The Dartmouth Arms has been named by The Times newspaper as "one of London's very finest gastro-pubs". Forest Hill Swimming Baths were closed in 2005 due to health and safety concerns surrounding its roof and plumbing. An intrusive survey in October 2006 suggested that a full refurbishment would cost £5.5 million. [citation needed] Lewisham Council recently green-lit the renovation, pledging to fully renovate whilst retaining the building's early 20th century character and original features.

Forest Hill Library is located next to the swimming baths, and in February 2001 hosted 'an evening with J. K. Rowling', attended by children from the local Fair-



Terms and Conditions: £1000 reservation deposit is required for each purchase; the deposit is only refundable if the reserved property is withdrawn from sale within 28 days of reservation; where required mortgage applications must begin immediately after reservation of the property with valuations to be paid for; and instructed within 48 hours of reservation, failure to do so will result in forfeiture of any deposit paid for said property. The value of investments can go down as well as up; do your due diligence before committing to any purchase. In the result of any issues with property valuations during purchase, TPM will strive in all cases to effect remedies; in cases where TPM have paid for further valuations on behalf of purchasing clients as a remedy to valuation issues, the valuation fee refund becomes invalid. In the event that the purchasing client cannot secure a 90% LTV mortgage product 85% LTV lending would be applied for; this may affect the level of cashback received.

Legal fees are defined as the fees charged by a purchasing clients solicitor for the purposes of property conveyance and acting for a lender and do not include local authority searches, title insurance, land registry charges, credit reports or bankruptcy searches. Valuation fees re defined as the charged made by a surveying company to value the property on behalf of the purchaser or their respective lender and are limited to a maximum level of £300.00 (three hundred pounds).