



**VALE VIEW**  
PENTHOUSES

FOREST HILL

CLASSICAL ELEGANCE AND SOPHISTICATED APARTMENT LIVING



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# London is where the world comes to shop.

**Vale View Penthouses** is ideally placed to embrace South East London's thriving cultural landscape, whilst enjoying a modern living style in a location convenient for transport, shopping, social life, and recreation. Forest Hill, Dulwich and Peckham Rye are all at your doorstep.

The development is approximately half a mile to the local Sainsbury's and the high street, which includes several popular gastro pubs, a gym, well-established cafes and restaurants, a highly acclaimed local butcher to mention but a few of the town centre's great local and independent businesses.

Off the high street you will also find the excellent Forest Hill pools and library which has recently undergone a refurbishment and continues to be popular with locals.

Whilst Forest Hill town centre offers vibrancy and great convenience, there are some highly acclaimed recreational landmarks that will be of interest to buyers.

**The Horniman Museum and Gardens** is a highly acclaimed local point of interest in London and is located less than half a mile from the property. The Horniman has been featured in Time Out Magazine, Visit London and has a trip advisor rating just shy of 5 stars.

The Horniman Museum and Gardens is an inspiring, surprising free attraction which has been open since Victorian times when Frederick John Horniman first opened his house and extraordinary collection of objects to visitors. The collection has grown substantially and includes internationally important collections of anthropology and musical instruments, as well as an acclaimed aquarium and natural history collection. Unusually for such an important museum, you can see the collection up-close and face-to-face. You can even pick up, try on and play with some objects. Visitors come time and again to explore this free museum, take part in activities and enjoy the 16-acre gardens which includes a sound garden, band stand, boating lake, nature trail, medicine garden, butterfly house,

farm and a stunning Victorian Grade II listed conservatory built in 1894 and recently restored to its original splendor. The conservatory has proven a popular venue for weddings, photoshoots and gatherings of all kinds. With regular events such as a farmer's market, live music and seasonal festivals, living in proximity of this iconic landmark is an opportunity many buyers cannot refuse.

**Sydenham Hill Woods** where you will find the highly acclaimed Cox's Walk (an avenue through the woods created in 1742 by publican Francis Cox) is another amazing landmark located approximately half a mile from Vale View Penthouses.

**The Woods** are a unique mix of new and ancient woodland, with remnants of Victorian gardens and is London Wildlife Trust's oldest nature reserve.

Made up of approximately 11 hectares, Sydenham Hill Wood forms part of the largest remaining tract of the old Great North Wood. The wood is home to more than 200 species of trees and plants as well as rare fungi, insects, birds and woodland mammals.

In the 1980s, Sydenham Hill Wood was saved from development threats, a testament to the determination of local people to safeguard nature. It became London Wildlife Trust's first nature reserve in 1982 and Cox's Walk came under the Trusts management in 1998.

Tucked behind Sydenham Hill Wood you will find yet another great attraction. The ever-popular Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

If you ever desire a further choice of drinking and eating establishments, the vibrancy of Dulwich can be found a walk or bus ride away.

**Dulwich Village** and the highly acclaimed Lordship Lane are two fantastic draws to the area. Dulwich Park covers 29 hectares and is packed

with historic features, exciting facilities, and perfect picnic spots. Refurbished in 2006, the "Green Flag awards" winning park offers a children's playground, an excellent cafe, and a popular cycle hire outlet. The Francis Peek centre has a varied programme of activities to suit everyone.

**Dulwich Village** is a charming historical village which was given conservation status in 1968. This upmarket area of South East London oozes charm and appeal. Highly acclaimed for its art gallery and green spaces, Dulwich Village continues to entice high net worth individuals and families due to the varied and substantial family homes on offer and its world class schools.

Lordship Lane in East Dulwich is where you will find another vibrant high street in South East London. Whilst it does not offer the landmark attractions like Forest Hill, it makes up for this with an abundance of indie shops and its trendy, easy-going vibe. With a Picture House cinema, Lordship Lane is famed as the home of famous children's writer Enid Blyton who was born at number 354. A blue plaque marks the spot. Today it is a hardware store, but Lordship Lane is still a great place to head to with a bunch of adventurous friends for great food and drink culture.

Yet another of South East London's most popular locations, Peckham Rye can also be found approximately three quarters of a mile away from Vale View Penthouses. Peckham Rye Park and Peckham Rye Common together make up approximately 113 acres of open recreational grassland, ornamental and water gardens, a lake and woodland. The area has much historical and wildlife conservation interest.

Peckham itself much like Forest Hill and Dulwich offers a plethora of social and recreational facilities. In recent years Peckham has become well known for its trendy vibe and art scene as well as being ever popular with foodies.

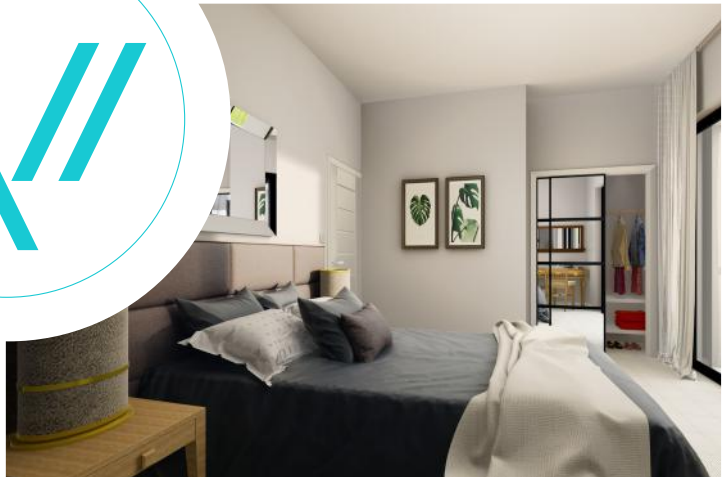
With so much within less than a mile of Vale View Penthouses, buyers should contact Hunters to register their interest.



## VALEVIEW PENTHOUSES

# The design

Vale View Penthouses are a striking addition to the locality. Located on a popular Road boarding Forest Hill, Dulwich and Peckham, the surrounding houses vary in period and style. Vale View Penthouses will stand out as a signature building in the area and will offer buyers a truly luxurious lifestyle with spacious interiors.



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Taking inspiration from the vibrant life of the local area, the three penthouses are inspired by many of the nearby buildings which are a mixture of modern and old architecture.



All three penthouses offer a designer finish with tiled bathrooms, built in kitchen appliances which bring class and luxury together. Each penthouse has a private balcony with clear balustrades adding a desirable and tasteful feature.



## APT 1

- 2 bedroom
- 2 bathroom
- Floor area 74.7m<sup>2</sup>
- Balcony 9.4m<sup>2</sup>

### Features include:

- 10-year new build warranty
- Utility room with sink, cupboards and tiled floor
- Allocated parking space to rear of development
- Open plan living space directly connected to the balcony
- Built in storage in bedrooms with mirrored doors
- Space for dressing area in bedrooms
- Bath with shower (two-bedroom penthouses also have en-suite shower rooms in addition to main bathroom)
- Heated towel rails to bathrooms and shower rooms
- Private balcony with grey composite decked floor
- Double glazed doors open onto private balcony from the living space
- Mature communal gardens
- Designer, handleless, matt grey kitchen
- White Quartz worktops and up-stands and glass splash back.
- High-end built-in appliances from AEG with AA energy efficiency rating including a full-size dish washer and 70/30 tall fridge freezer
- Designer Bristan showers
- Designer chrome door furniture
- Gas central heating powered by combination boiler
- Engineered Oak wood flooring to living spaces
- Light grey carpet to bedrooms and hallways
- Tiled bathroom / shower rooms with Italian tiles
- Security entrance phone / video



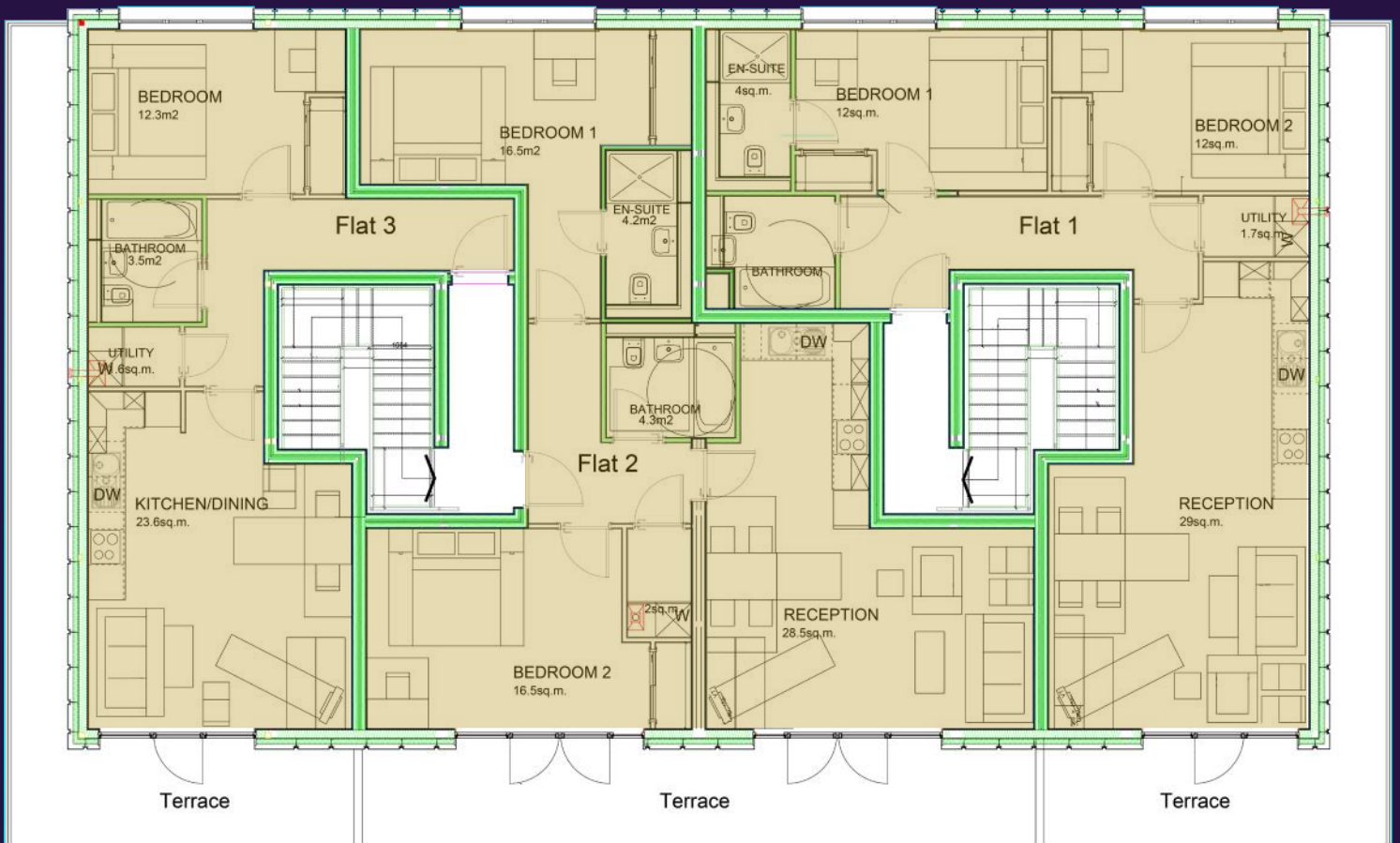
## APT 2

- 2 bedroom
- 2 bathroom
- Floor area 80.5m<sup>2</sup>
- Balcony 18.5m<sup>2</sup>



# APT 3

- 1 bedroom
- 1 bathroom
- Floor area 51.5m<sup>2</sup>
- Balcony 9.4m<sup>2</sup>







Images for illustration purposes only.



All properties at Vale View Penthouses qualify for Help To Buy (subject to government terms and conditions)

## With Help To Buy, you could purchase a brand-new home with only a 5% deposit.

Help to Buy is available to all buyers at Vale View Penthouses.

### With Help To Buy:

- The Government may lend you up to 40% of the property value
- You only need a 5% deposit
- The government loan is interest-free for five years which makes it more affordable for you
- You only need to secure a mortgage for 55% of the property value

### 10 YEAR NEW BUILD WARRANTY

A ten-year warranty will be provided by the developer for your property at Vale View Penthouses. This Warranty is provided by Checkmate.



### ENERGY EFFICIENCY RATING

Energy efficiency rating target of "B"

### COUNCIL TAX BANDS

Council tax bands to be confirmed closer to completion

### TENURE

All penthouses are offered with 999-year leases and £0 ground rent  
Service charges are estimated at £90 per month

Hunters can help you find a competitive mortgage rate for use with the help to buy scheme. Our new homes mortgage specialists will search the market for you. Consultations are FREE.  
**Please contact Hunters on 0203 0024089**





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FOREST HILL

10a Dartmouth Road, Forest Hill, London,  
SE23 3XU

t: 020 3002 4089

e: [foresthill@hunters.com](mailto:foresthill@hunters.com)

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