



Highwood Close, SE22 | Guide Price £300,000

02087028222

eastdulwich@pedderproperty.com

pedder
We live local



In General

- No onward chain
- One double bedroom
- Purpose-built block
- Good condition throughout
- Allocated off-street parking
- Large communal gardens

In Detail

CHAIN FREE - Guide Price £300,000 - £325,000

Spacious and beautifully bright purpose-built apartment in this modern block ideally located between East Dulwich and Forest Hill.

Boasting over 550 Sqft of internal space including a sumptuous 18x17-ft open-plan kitchen-reception with large patio doors opening out onto a Juliet balcony overlooking the well-maintained communal gardens. There is a comfortable double bedroom, full family bathroom, plenty of storage and potential to purchase a permit for allocated off-street parking behind secure, electric gates.

Highwood Close offers excellent access into The City and West End from Forest Hill station (0.6 miles) and East Dulwich and West Dulwich stations (both 1.6 miles) as well as strong bus/cycle routes through the neighbouring Peckham Rye, Herne Hill and Dulwich Village. There is a choice of independent shops, bars, coffee shops and restaurants on nearby Lordship Lane, North Cross Road and London Road as well as a host of beautiful parks and green spaces.

EPC: B | Council Tax Band: C | Lease: 130 years remaining | SC: £2,225 pa | GR: £300 pa | BI: Incl in SC



Floorplan

Stoke Court, SE22

Approximate Gross Internal Area
51.8 sq m / 558 sq ft



First Floor

Copyright www.pedderproperty.com © 2024
 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		87	87
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.