



## Campion House 10 Dunstan Grove

London, SE20 8FA

**Asking Price £400,000**

Welcome to Campion House, a modern two-bedroom top-floor flat set within the popular Dunstan Grove development in Penge, SE20. Built in 2016, this well-presented home offers a perfect balance of contemporary style and comfort, ideal for first-time buyers or those looking to downsize.

The flat comprises a bright and spacious open-plan kitchen and living area with large windows that fill the space with natural light. The kitchen is well-equipped, making it ideal for both everyday living and entertaining. There are two generously sized bedrooms and a modern bathroom, all accessed via a welcoming entrance hall.

A standout feature is the private balcony - perfect for enjoying a morning coffee or evening drink. The property also includes an allocated parking space and secure bike storage.

Campion House is well located for local amenities, green spaces, and excellent transport links, making it a convenient and desirable place to call home.

Lease Length: 116 years remaining  
Service Charge: £2939.16 p/a  
Ground Rent: £100 p/a  
Council Tax: £1733.07 p/a

This is a fantastic opportunity to secure a stylish and low-maintenance home in one of SE20's most vibrant areas. Early viewing is highly recommended.

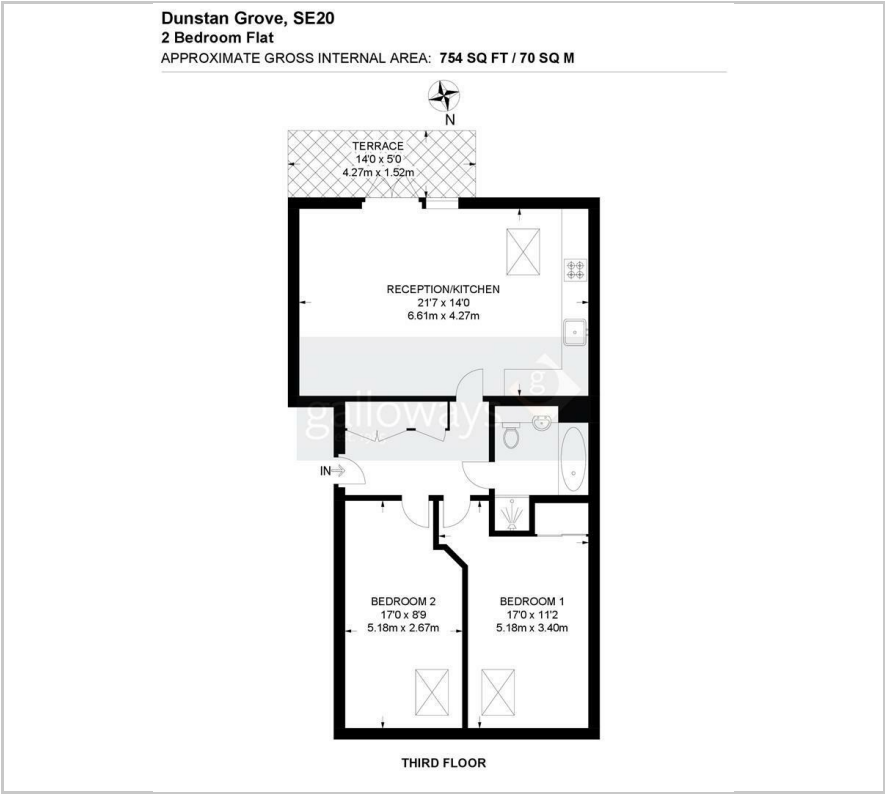
### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- TWO DOUBLE BEDROOMS
- TOP FLOOR FLAT
- MODERN OPEN PLAN KITCHEN
- BALCONY
- SKYLIGHTS
- MODERN BATHROOM
- 4 MINUTE WALK TO ANERLEY STATION
- 10 MINUTE WALK TO PENGE WEST STATION
- 13 MINUTE WALK TO PENGE EAST STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



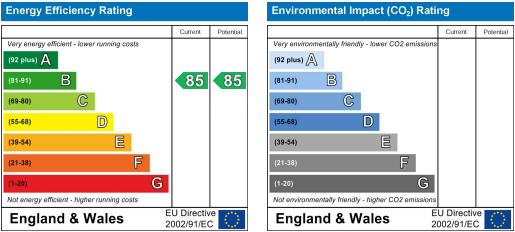
Floor Plan



Area Map



Energy Efficiency Graph



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