



Epping Court, Highwood Close, SE22  
OIEO £375,000

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# In general

- Two double bedrooms
- Top (Third) floor
- Lift access
- Allocated parking
- Communal gardens
- Over 675 Sq Ft

# In detail

Gorgeous, spacious and beautifully bright two-bedroom purpose-built apartment located between East Dulwich and Forest Hill.

Boasting over 675 Sq Ft of internal space which has been lovingly maintained and modernised by the current owner. Situated on the Top (third) floor at the rear of this private block - there is a charming 24-ft open-plan kitchen-reception with green, leafy views from the floor-to-ceiling windows. There is a modern family bathroom and two comfortable bedrooms, both with built-in storage – including an 11 x 10 ft principal bedroom.

Highwood Close offers easy access into The City and West End from Forest Hill station (0.6 miles) and West Dulwich station (1.2 miles) as well as bus/cycle connections through the neighbouring Dulwich Village, Herne Hill, Brixton and Peckham Rye. There are a host of independent shops, bars and restaurants of Lordship Lane, North Cross Road and Dulwich Village as well as the parks and green spaces of Horniman Gardens, Sydenham Woods and Dulwich Park nearby.

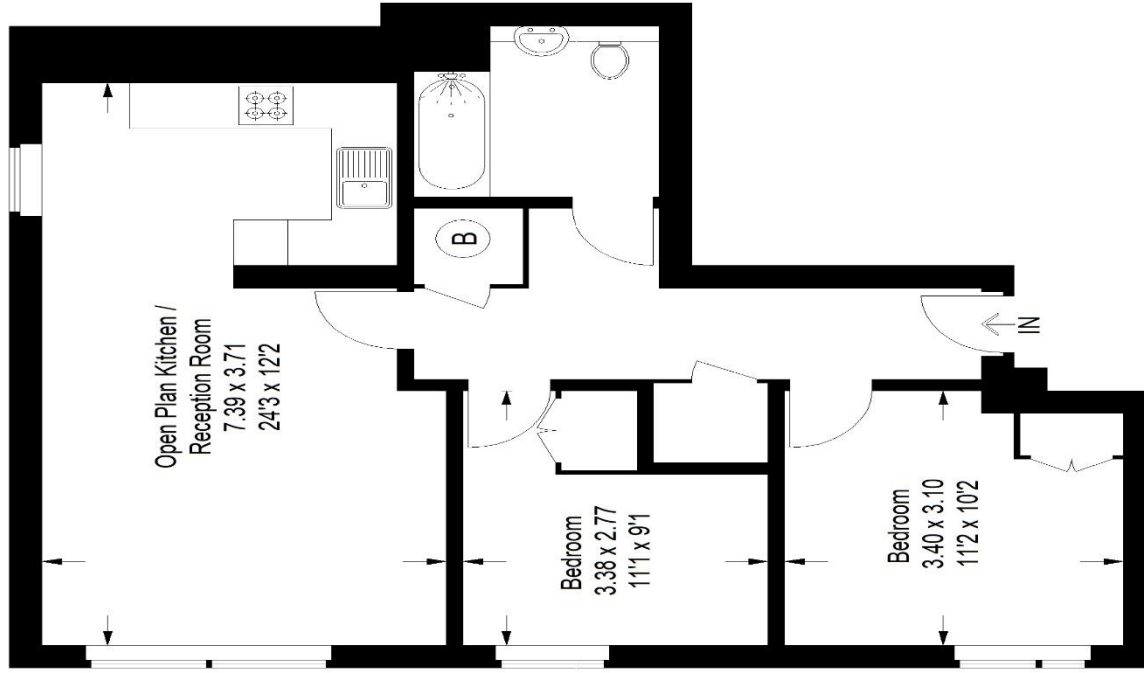
EPC: C | Council Tax Band: C | Lease: 172 years remaining | SC: £348 (including water) pcm | GR: Nil | BI: Included in Service Charge



# Floorplan

## Epping Court, SE22

Approximate Gross Internal Area  
63.1 sq m / 679 sq ft



### Third Floor

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 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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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