



Highwood Close, SE22 | Offers In Excess Of £400,000

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In General

- Two double bedrooms
- Excellent condition throughout
- Top floor
- Lift-access
- 24-ft open-plan kitchen reception
- Allocated off-street parking

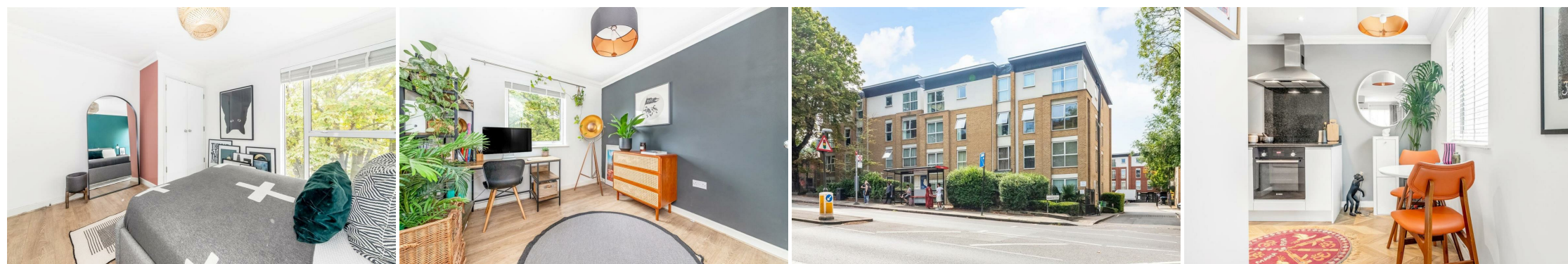
In Detail

Gorgeous, spacious and beautifully bright top-floor purpose built apartment ideally located between East Dulwich and Forest Hill.

Boasting over 630 Sq Ft of internal space on the third floor of this modern building – the property has been lovingly modernised by the current owner who is looking to upsize in the area. There is a stunning 24-ft dual aspect open-plan kitchen-reception with new integrated appliances. There are two comfortable double bedrooms including the 12x11 ft principal room and a modern family bathroom with new flooring throughout.

Highwood Close is ideally located for the gorgeous parks and green spaces of Dulwich Park, Sydenham Woods and Horniman Museum with its gardens as well as the independent shops, bars and restaurants of Lordship Lane, North Cross Road and London Road. There are strong transport links into The City and West End from Forest Hill station (0.6 miles) and East Dulwich station (1.6 miles) as well as bus/cycle routes through the neighbouring Dulwich Village, Herne Hill and Peckham Rye.

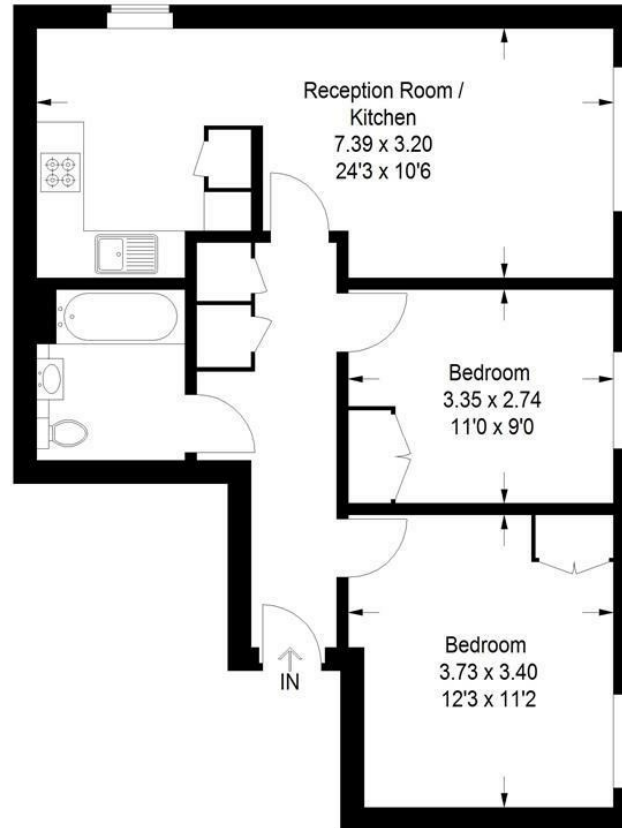
EPC: D | Council Tax Band: C | Lease: 130 years remaining | SC: £3,160 pa | GR: £350 pa | Buildings Insurance: Included in SC



Floorplan

Sherwood Court, SE22

Approximate Gross Internal Area
59.0 sq m / 635 sq ft



Third Floor

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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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
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	