



Highwood Close, SE22 | Offers In Excess Of £450,000

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## In General

- Two double bedrooms
- Two bathrooms
- Private balcony
- Good condition throughout
- Secure, gated development
- Lift access
- Secure underground allocated parking space

## In Detail

Stunning, spacious and well-maintained two-bedroom modern apartment with gorgeous leafy views from a private balcony between East Dulwich and Forest Hill.

Boasting over 825 Sq Ft of internal space on the third floor of this 2006-built block – there are two comfortable double bedrooms with an en-suite to the 15-ft principal bedroom. There is a beautifully-bright 19 x 11 ft reception room with an attached kitchen.

Mercia Court is enviably located at the rear of Highwood Close with views over the neighbouring allotments and Dulwich & Sydenham Woods. There are strong transport links 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 routes through the neighbouring Dulwich Village, Peckham Rye and Denmark Hill.

There are an array of independent shops, bars and restaurants on London Road and Lordship Lane as well as a choice of great parks and green spaces.

EPC: C | Council Tax Band: D | Lease: 131 years remaining | SC £3,500 pa | GR: £300 pa | Buildings Insurance: Included in SC



# Floorplan

## Mercia Court, SE22

Approximate Gross Internal Area  
77.0 sq m / 829 sq ft



Third Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		78	84
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	