



Forest Hill Road, SE22 | £450,000

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# In General

- Two double bedrooms
- Top floor
- Stunning city views
- Good condition throughout
- Unique, 1930's art-deco block
- Communal central atrium
- Desirable, residential road
- Onward chain complete

# In Detail

Charming, spacious and beautifully-bright two double bedroom apartment at the top of this unique art-deco building with stunning city views in the heart of residential East Dulwich, SE22.

Boasting over 675 Sq Ft of internal space – this fourth-floor apartment enjoys stunning rooftop and cityscape views from the 14x11 ft reception room and the 15x9 ft principal bedroom with built-in wardrobes. There is a further double bedroom, family bathroom and a separate kitchen. With cork flooring throughout, the property has been well-maintained by the current owners - but would benefit from some gentle modernisation in places.

The desirable Mundania Court offers excellent access into The City and West End from Honor Oak Park station (0.7 miles) and Peckham Rye station (1.4 miles) as well as bus and cycle routes through the neighbouring Forest Hill, Nunhead and Dulwich Village.

There are a host of excellent parks and green spaces nearby as well as the independent shops, pubs and restaurants of Forest Hill Road, Lordship Lane and Honor Oak Park.

Built in circa 1933 - the art-deco-inspired apartments are built around a self-enclosed rear courtyard which - along with the other communal areas are well-maintained by the active resident committee. The property enjoys a healthy underlying lease and a share in the freehold company.

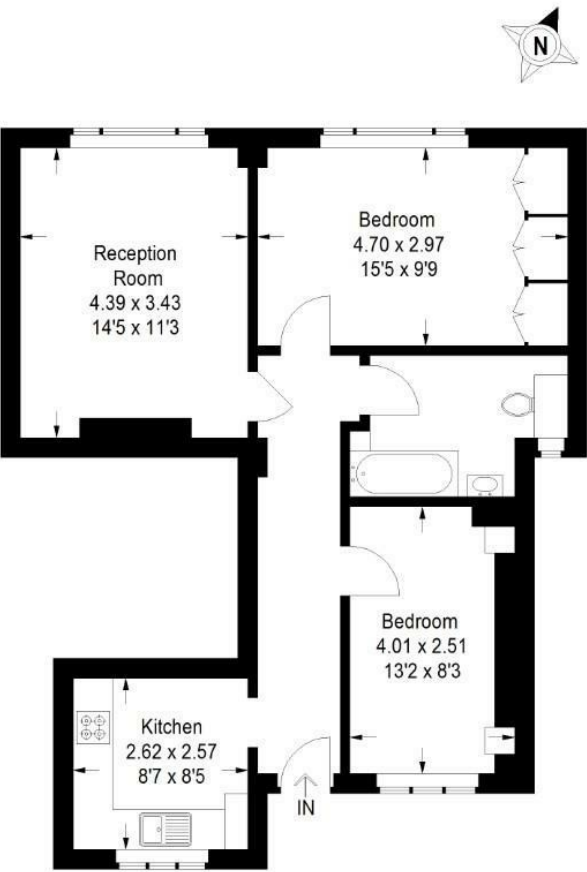
EPC: D | Council Tax Band: B | Lease: 987 years remaining | GR: £0 | SC: £2,750 | BI: incl. in SC



# Floorplan

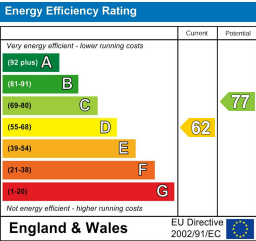
## Mundania Court, Forest Hill Road, SE22

Approximate Gross Internal Area  
63.7 sq m / 686 sq ft



### Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1255128)



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