

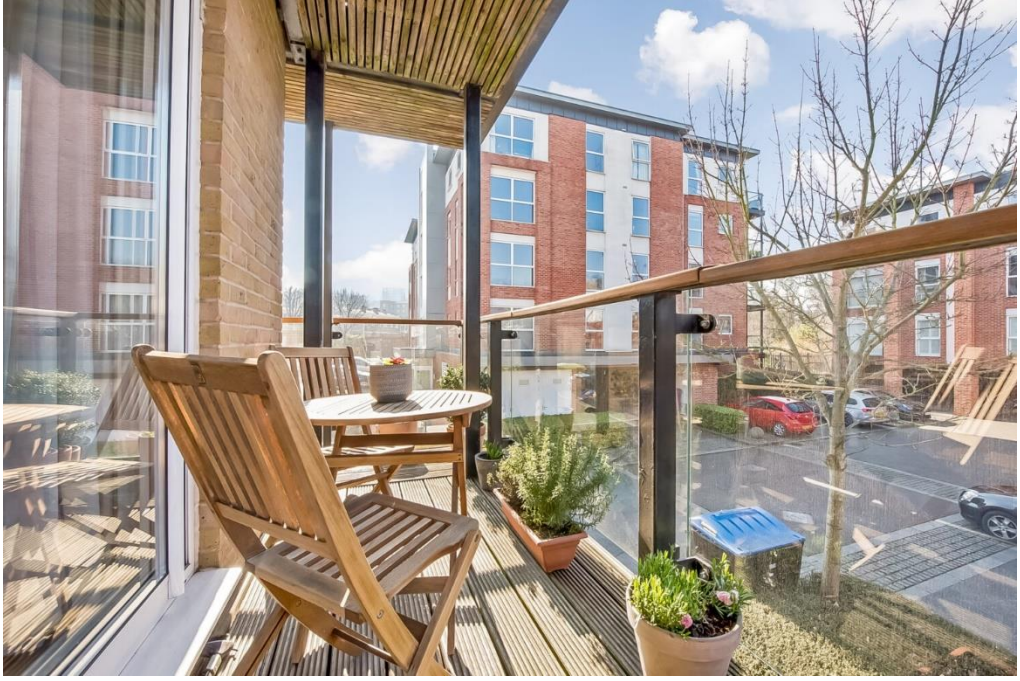


Highwood Close, SE22  
OIEO £400,000

0208 702 8222  
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# In general

- Two double bedrooms
- Private balcony
- Purpose-built block
- Gated off-street parking
- Chain free
- EPC rating C

## Our Vendor Says .....

*"We've loved living here, the close is really peaceful and friendly. The location is very convenient; with good transport links for commuting and East Dulwich and Forest Hill are both great for bars, restaurants and independent shops. You're also spoiled for choice for outdoor space with the Horniman Gardens, Dulwich Park and Dulwich woods all on your doorstep".*

# In detail

Stunning and beautifully bright two double bedroom apartment in this modern purpose-built block with a private wrap-around balcony ideally located between East Dulwich and Forest Hill.

Stoke Court, Highwood Close is set back from the main road and benefits from the cul-de-sac location – yet close enough to the bars, restaurants and amenities of Lordship Lane as well as the parks and green spaces of Dulwich Park and Horniman Gardens. There are strong transport links from Forest Hill Station (0.6 miles) and West Dulwich station (1.2 miles) as well as bus connections into the neighbouring Dulwich Village, Herne Hill and Camberwell.

Built in 2006, this first-floor property boasts almost 650 Sq Ft of internal space plus the 13 x 12 wrap-around balcony – the property has been lovingly maintained by the current owner. There is a 19-ft open-plan kitchen reception with three windows and plenty of natural light. There are two double bedrooms, with fitted wardrobes in the master and a modern family bathroom.

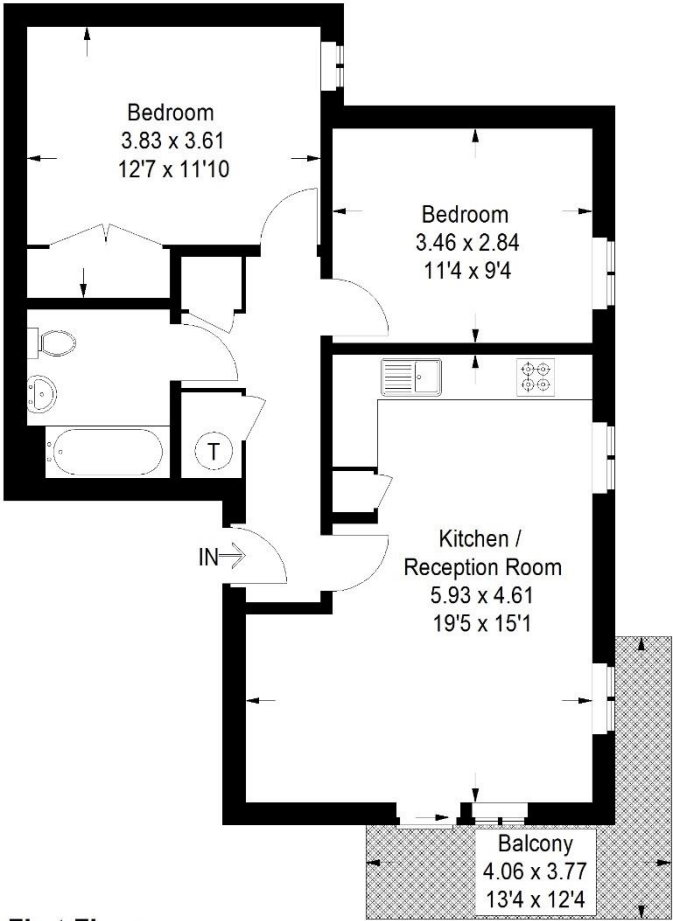
EPC: C | Council Tax Band D | Lease: 134 years remaining | SC: £1,900 per annum | GR: £300 per annum





Stoke Court SE22

Approximate Gross Internal Area  
60.3 sq m / 649 sq ft



First Floor

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as defined by RICS - Code of Measuring Practice.  
Not drawn to Scale. Windows and door openings are  
approximate. Please check all dimensions, shapes and  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		