

LEASEHOLD



Third Floor Apartment
**HIGHWOOD CLOSE,
DULWICH,
LONDON,
SE22 8NP**

£424,950

FEATURES

Two Bedroom Dual Aspect Apartment

Reception Room with Juliet Balcony

Modern Kitchen and Bathroom

Allocated Parking Space

Gated Driveway and Lift in Block

Lease is 150 years from 01/03/2005

Ground Rent is £300pa

Services Charges are £2,904pa

Council Tax Band D

EPC Rating D



2 Bedroom Third Floor Apartment located in Dulwich

Spacious 2 Bedroom Dual Aspect Apartment. Ashdown Court offers a peaceful environment in the residential area of Dulwich with the Horniman Museum and Nature Trail just a short walk walk away; other amenities include Forest Hill Station, popular shops, bars and restaurants. Features; Dual aspect spacious Lounge / Dining room with a Juliet balcony, Open-plan modern kitchen, Modern bathroom and 2 Delightful bedrooms, Double glazed windows, Allocated parking space, Gated driveway and Lift in block. Council Tax Band D. EPC Rating D. Call Now to View!

ALLOCATED PARKING SPACE

LEASEHOLD INFORMATION:

The Lease is 150 years from 1st March 2005

The Ground Rent is £300 per annum

The Service Charges are £2,904 per annum

ENTRANCE HALLWAY WITH CUPBOARDS 11' 1" x 6' 10" (3.39m x 2.1m)

DUAL ASPECT LOUNGE / DINING ROOM WITH A JULIET BALCONY 21' 4" x 11' 6" (6.52m x 3.53m)

OPEN PLAN MODERN KITCHEN WITH INTEGRATED APPLIANCES 6' 11" x 7' 10" (2.12m x 2.39m)

MODERN BATHROOM 7' 4" x 6' 3" (2.26m x 1.91m)

MASTER BEDROOM WITH BUILT IN WARDROBE 13' 8" x 8' 11" (4.17m x 2.74m)

BEDROOM TWO 9' 10" x 8' 5" (3m x 2.58m)



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.