



8 CALEDONIAN COURT, HIGHWOOD CLOSE, EAST DULWICH, LONDON, SE22
£430,000 LEASEHOLD

A FANTASTIC OPPORTUNITY TO PURCHASE A LARGE TWO DOUBLE BEDROOM FLAT, SITUATED IN HIGHWOOD CLOSE SE22.

DESCRIPTION:

This lovely modern flat comprises two double bedrooms, a family bathroom, and separate storage cupboards. There is access to a shared garden and private off-road parking. The property boasts a fantastic, open plan, kitchen/diner with fantastic floor to ceiling windows, with green views towards the adjacent gardens. The property is situated just off Lordship Lane, with its fantastic array of shops, bars and restaurants. A short walk from West Dulwich and Dulwich Village for its large, green open spaces and minutes to the South Circular. There are abundant transport links. Trains run via Forest Hill for the Overground (Windrush Line) and direct train to London Bridge, East Dulwich for direct links to London Bridge, or West Dulwich for Victoria. There's a bus stop right outside the flat including buses to Victoria Station, Peckham, Brixton, and Tottenham Court Road via Waterloo. The award-winning Horniman Museum, a large Sainsburys, Dulwich Park and Sydenham Hill woods are all within a 10 minutes walk away.

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Tenure Leasehold approx. 172 yrs remaining | Council Tax Band D – London Borough of Southwark | Service Charge approx. £4391 pa | Ground Rent Peppercorn, included in service charge

AT A GLANCE

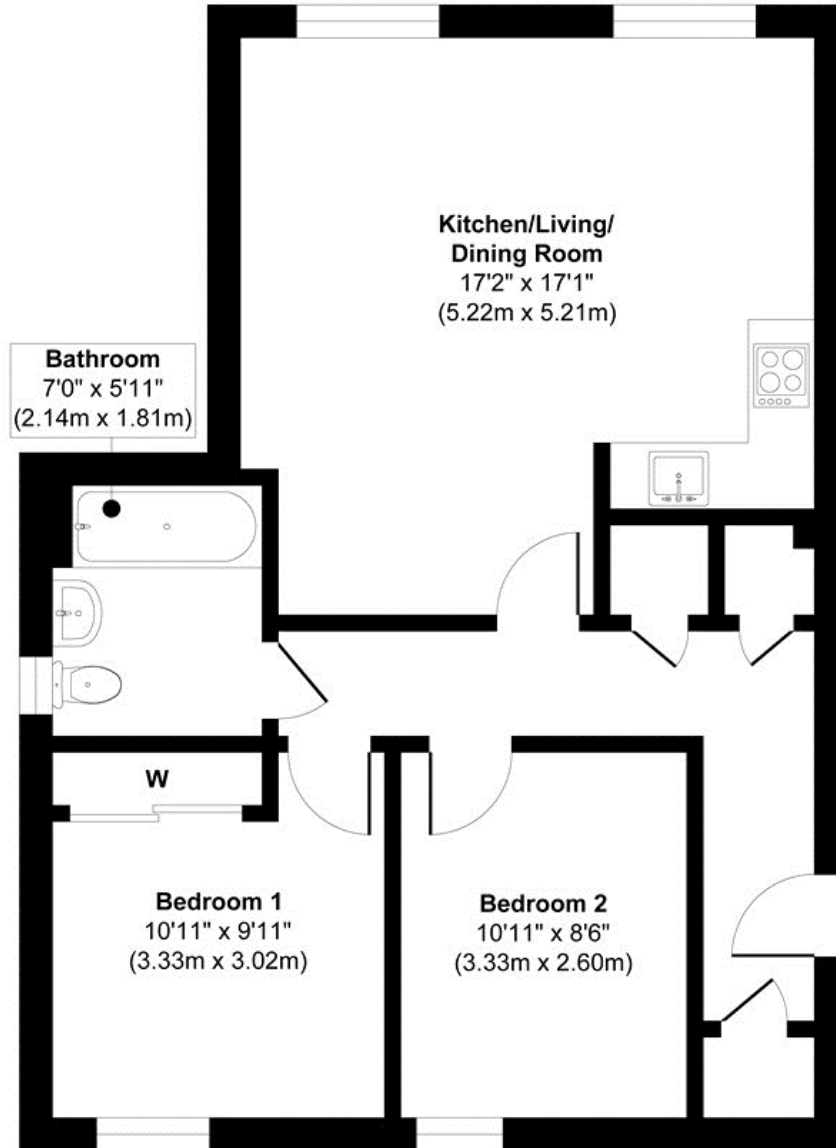
- Two Large Double Bedrooms
- Open-Plan Kitchen/Reception
- Family Bathroom
- Private Parking
- Fantastic Location

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Highwood Close



Floor Plan

Approx. Gross Internal Floor Area 659 sq. ft / 61.24 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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