



Ashdown Court, East Dulwich, London, SE22

£425,000, Leasehold

2  1  2 

A bright and well-proportioned two-bedroom apartment ideally positioned in a quiet residential development close to the green open spaces of Dulwich Park and the popular Horniman Museum and Gardens.

KEY FEATURES

- Two double bedroom second-floor apartment with approximately
- Bright reception room with private balcony
- Principal bedroom with en-suite plus separate family bathroom
- Close to Dulwich Park and Horniman Museum and Gardens, with transport links from Forest Hill Station and Honor Oak Park Station



Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...



Located on the second floor, this spacious apartment offers approximately 766 sq ft of well-balanced living accommodation, making it an excellent opportunity for first-time buyers, young professionals or investors seeking a home in the highly desirable Dulwich area.

The property features a generous reception room with direct access to a private balcony, creating a bright and inviting space for both relaxing and entertaining. The separate kitchen is well laid out and conveniently located off the living area. There are two good-sized double bedrooms, with the principal bedroom benefitting from built-in wardrobes and an en-suite shower room, while a family bathroom serves the second bedroom and guests. Additional storage is provided in the hallway cupboards.

Ashdown Court is perfectly positioned to enjoy the village-like feel of Dulwich, with the cafés, restaurants, and independent shops of Lordship Lane nearby. The property is also just a short walk from the stunning open spaces of Dulwich Park, ideal for weekend walks, cycling and outdoor recreation, as well as the renowned Horniman Museum and Gardens, offering gardens, cultural attractions, and panoramic views across London.

The area is well connected for commuting, with nearby stations including Forest Hill railway station, Sydenham Hill railway station, and Honor Oak Park railway station, providing services to central London. Several bus routes also run nearby including the 176, 185, 197 and P4, offering direct connections towards Central London, Victoria, Brixton, and Lewisham.

With its spacious layout, excellent location near parks and amenities, and strong transport connections, this apartment represents a fantastic opportunity to secure a home in one of South East London's most sought-after neighbourhoods.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 130 Years
Service Charge: £3,960 Annually
Ground Rent: £300 Annually (subject to increase)
Council Tax Band: D
EPC rating: C

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor)
O2 (Good outdoor and in-home)
Vodafone (Good outdoor and variable in-home)
(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband
Superfast Broadband: FTTC / Fibre to the Cabinet / Superfast / SoGEA
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

Flood Risk: High risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Tenure: Leasehold

Local Council: SSWark / Tax Band: D
EPC Rating: C

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



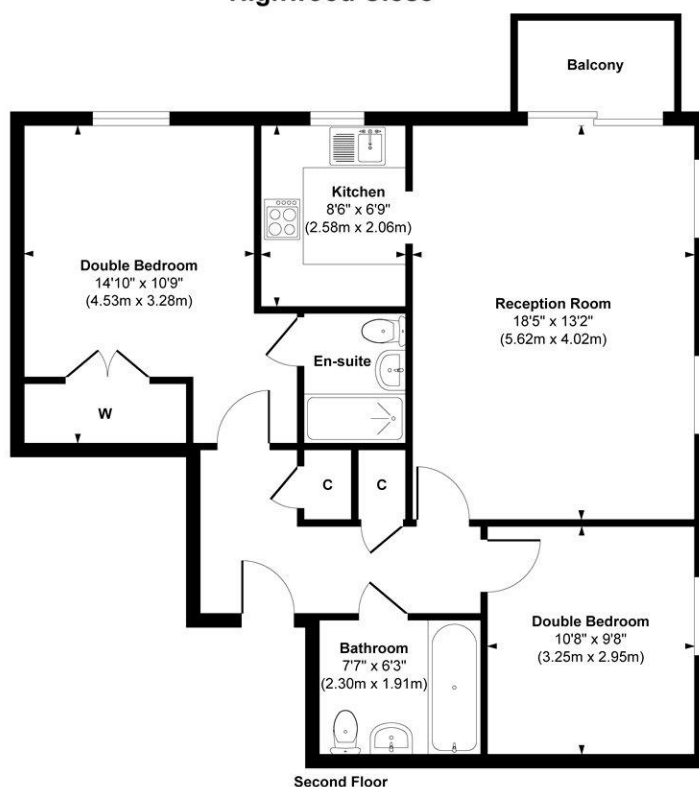
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DUL260061>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highwood Close



Approx. Gross Internal Floor Area 766 sq. ft / 71.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Dulwich

020 8299 2722 | dulwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.