



Ashdown Court, Highwood Close, London, SE22

£400,000 *Leasehold*



This well-proportioned two-bedroom flat in Ashdown Court offers 653 sq ft of comfortable living space within a well-maintained purpose-built development. Bright and neatly presented throughout, the property provides an excellent opportunity for first-time buyers, downsizers or investors seeking a home in the heart of East Dulwich.

KEY FEATURES

- Two-bedroom flat spanning 653 sq ft
- Purpose-built development
- Spacious reception room with separate kitchen
- Close to Lordship Lane, Peckham Rye Park, and East Dulwich Station



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The accommodation comprises a generous reception room with ample space for both relaxing and dining, alongside a separate fitted kitchen with good storage and workspace. There are two well-sized bedrooms, offering flexibility for guests, a home office, or growing families, as well as a neatly appointed bathroom.

Ashdown Court is ideally positioned in SE22, within easy reach of the vibrant amenities of Lordship Lane, where you will find an array of independent cafés, restaurants, boutiques, and everyday conveniences. The green open spaces of Peckham Rye Park and Common are also close by, perfect for weekend walks and outdoor leisure. Excellent transport links are available from East Dulwich Station, providing convenient connections into central London.

A well-located and practical home offering generous proportions in one of South East London's most sought-after neighbourhoods.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 129 year and 11 months
Service Charge: £242 per annum
Ground Rent: £300 Annually (subject to increase)
Council Tax Band: D
EPC rating: D

Mobile phone coverage:
EE (Good outdoor and in-home)
Three (Good outdoor)
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.)

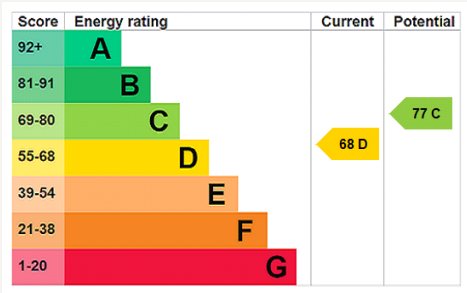
Available broadband:
Superfast Broadband: FTTC / Fibre to the Cabinet / Superfast / SoGEA
Networks in your area: Virgin media, Openreach
(Information supplied by Ofcom)

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: Southwark / Tax Band: D
EPC Rating: D

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.



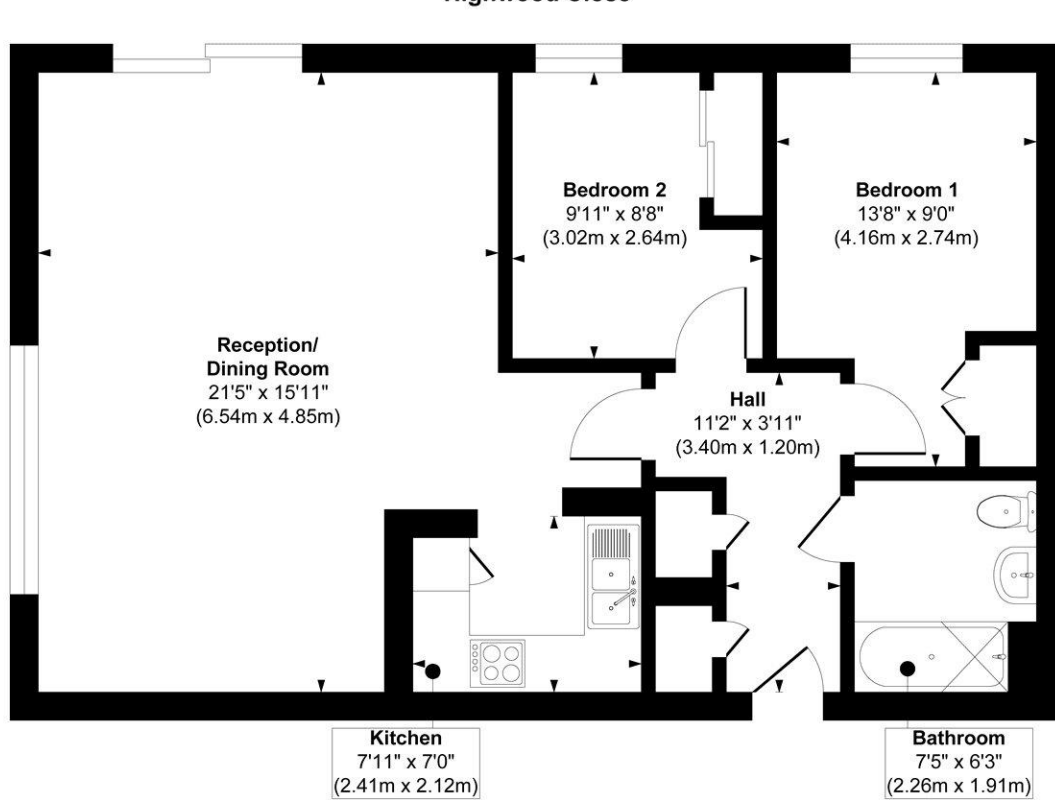
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Highwood Close



Floor Plan

Approx. Gross Internal Floor Area 653 sq. ft / 60.70 sq. m

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

Produced by Elements Property

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