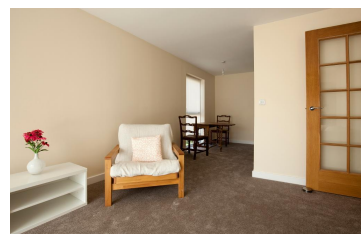


East Dulwich Highwood Close, SE22

£1,350 per month



2 Bedroom Apartment to Rent

This is a great opportunity to rent a fabulous, modern and stylish two bedroom, bathroom, 1st floor apartment in Epping Court set in the highly sought after Highwood Close development in East Dulwich SE22.

The apartment is well presented, freshly painted with double glazing and will have new carpets throughout and a new shower screen in the bathroom.

There is a dual aspect, open plan reception-kitchen of a good size with large floor to ceiling windows. It comes furnished with a sofa, book shelf, armchair and dining table (no chairs) by the side window and kitchen area, providing a handy space to have breakfast in the mornings. The kitchen has contemporary units and black laminate worktops and comes furnished with an integrated washer dryer, fridge freezer and an electric cooker with chimney style extractor fan.

Leading off the hallway are two double bedrooms to the rear of the property furnished with neutral carpets, one of which has a fitted wardrobe. Currently there is one shelving unit, two mattresses and one bed frame, one can be taken out or another Ikea style bed can be reinstated.

The fully tiled white bathroom is modern and well presented with a white suite and has a heated towel rail, large mirror and a shower above the bath which will be fitted with a shower screen.

The apartment also has a storage cupboard in the hallway, a door entry phone, economical electric heaters and benefits from off street parking in the development.

Available furnished or unfurnished from the 4th April, this would make a lovely home for a couple or two professionals and viewing is strongly recommended.

- 2 double bed apartment
- Modern kitchen and bathrooms
- Freshly painted & new carpets
- Set on first floor of modern development
- Off street parking with permit
- Excellent location and transport links
- Walking distance to Forest Hill Station

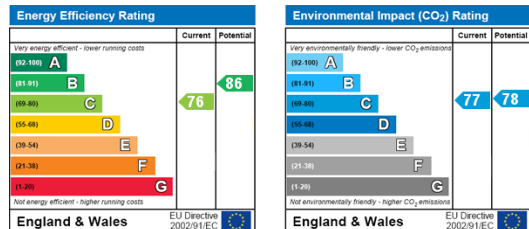
Location

You are only a short walk to the beautiful grounds and gardens of the Horniman museum and within easy reach of all Forest Hill amenities, including a large Sainsbury's, handy for that monthly shop. The Hob pub is also close by where you can listen to live music or stand up comedy or take a short stroll to the Dartmouth Arms renowned as one of the best gastropubs in London. The recently opened Forest Hill Pools and Library complex 5 mins away only adds to the sense of an area very much on the up.

Transport links are excellent with Forest Hill station is close with fast direct links to London Bridge (4 stops - 13mins). The London Overground also stops at Forest Hill and adds to already excellent transport links links with 8 trains per hour Northbound to Highbury and Islington and 4 trains per hour to Crystal Palace and West Croydon. Surrey Quays and Canada Water are only 5 and 6 stops away on the tube making any commute to the City a breeze.

For those that prefer buses there are numerous routes close by which travel direct into Central London including the 176 to Oxford Circus, the 122 to Lewisham, 197 to Croydon and the 185 to Victoria. The 176 and 185, will take you into East Dulwich in 8 mins where you can find an array of great shops and seriously good bars and restaurants offering a wide variety of cuisines; delis and little coffee houses vie for your attention along with a feted organic butcher, fishmongers and North Cross Road with its independent shops and eclectic weekend market.

Energy Efficiency and Environmental Impact



Fees

Referencing fees payable by tenants are £135 per person. There is a property admin fee of £150.

Additional Information

Referencing fees payable by tenants are £135 per person. There is a property admin fee of £150.
48m²

EPC Rating:

Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

