



2 Royal George Mews | London | SE5
8FD

Freehold

£1,375,000

- Four double bedrooms
- Open plan living
- Large secluded garden
- Gated development
- Private parking
- Lots of natural light
- Excellent schools
- Local amenities
- Denmark Hill Station
- Herne Hill



A unique four bed family home on the Herne Hill – North Dulwich border, set back from the road in a private gated development. This architect-designed home has a lovely spacious, light-filled open-plan living space, with well-equipped kitchen, ideal for family and social gatherings. Bifold doors lead to a large, landscaped and private south-east facing garden with greenhouse and wood-burning sauna. Inside the house, there are four double bedrooms and a family bathroom. The master bedroom has an ensuite shower room and private balcony. The basement room, currently used as a cinema, has also been used as a gym and a fifth bedroom. There is also a utility room. The property has its own parking space, a large cycle shed, and EV charging point all within the gated development. Solar panels make the

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Score	Energy rating	Current	Potential
92+	A	93 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

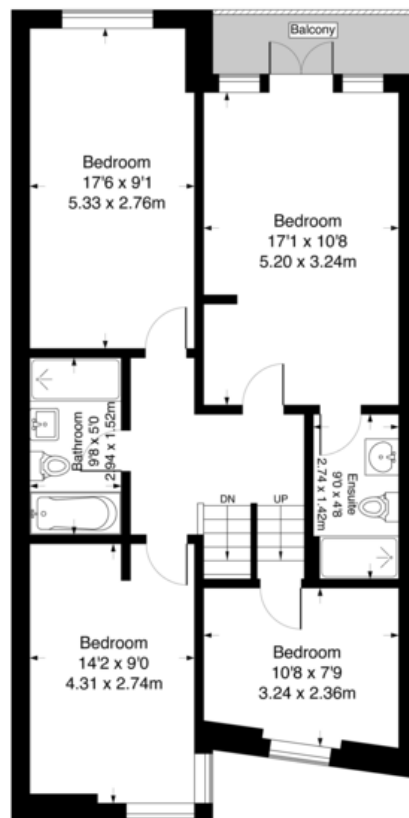
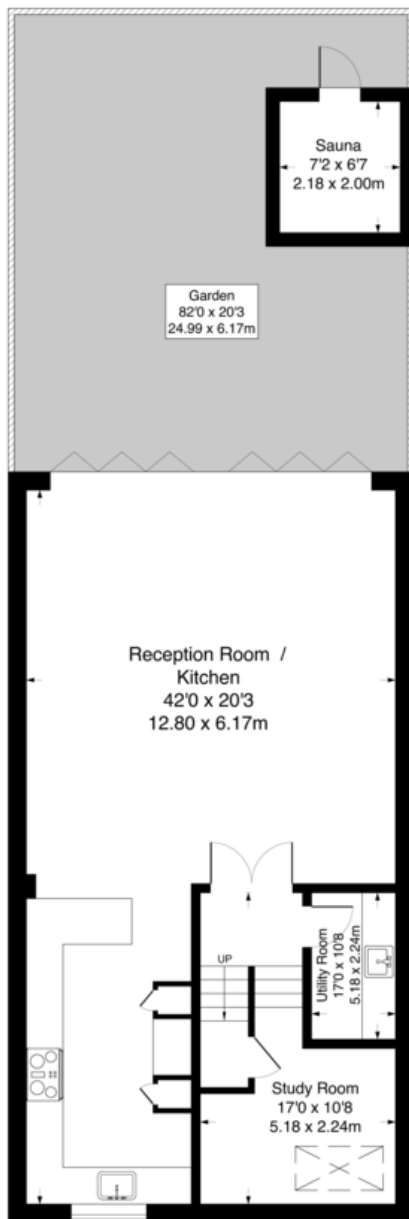
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Approximate Gross Internal Area 1679 sq ft - 155.98 sq m

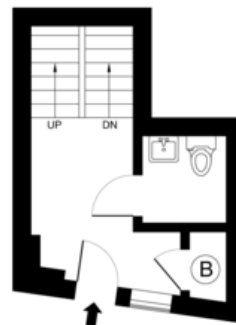
Lower Ground Floor Area 786 sq ft - 73.02 sq m

Ground Floor Area 123 sq ft - 11.42 sq m

Second Floor Area 770 sq ft - 71.53 sq m



First Floor



Ground Floor

Lower Ground Floor

Viewing Arrangements

Strictly by appointment

Contact Details

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Illustration Purposes Only - Not To Scale

Not to be used as a general outline for guidance only and does not constitute in whole or in part any intending purchaser or lessee should satisfy themselves by inspection, searches, and as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Agents Note: Whilst every care has been taken to prepare these sales 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.