



Dulwich Mead, SE24
£550,000

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In general

- Chain Free
- 89 Year Lease
- Retirement development
- Communal lounge
- Two-three bedrooms
- Central location
- Attractive communal grounds

In detail

A rare opportunity to offer this warden assisted two/three bedroom ground floor Retirement flat within the Dulwich Mead development situated just off Half Moon Lane.

The property offers flexible accommodation for your individual requirements. The accommodation comprises good-sized dual aspect reception room with double glazed windows and french windows opening on to communal gardens, dining room/bedroom three, the kitchen has a range of wall & base units and ample space for a small table & chairs, the principal bedroom has a full wall of built in wardrobes and an en-suite bathroom, the second bedroom is also a double, there is also a separate shower room. The flat's entrance hall has a couple of built-in storage cupboards.

Within the building there is a large communal lounge for social gatherings, there is secure entry to the main building and ample parking within the grounds. The communal gardens consist of lawned areas with mature shrubs, flowers and trees.

Central Herne Hill offers a popular range of restaurant & shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and the vast expanse of Brockwell Park with its cafe & lido.

EPC: C | Council Tax Band: E | Lease Term Remaining: 89 Years | GR: £0 | SC: £451.75 pm | BI: Inc in SC



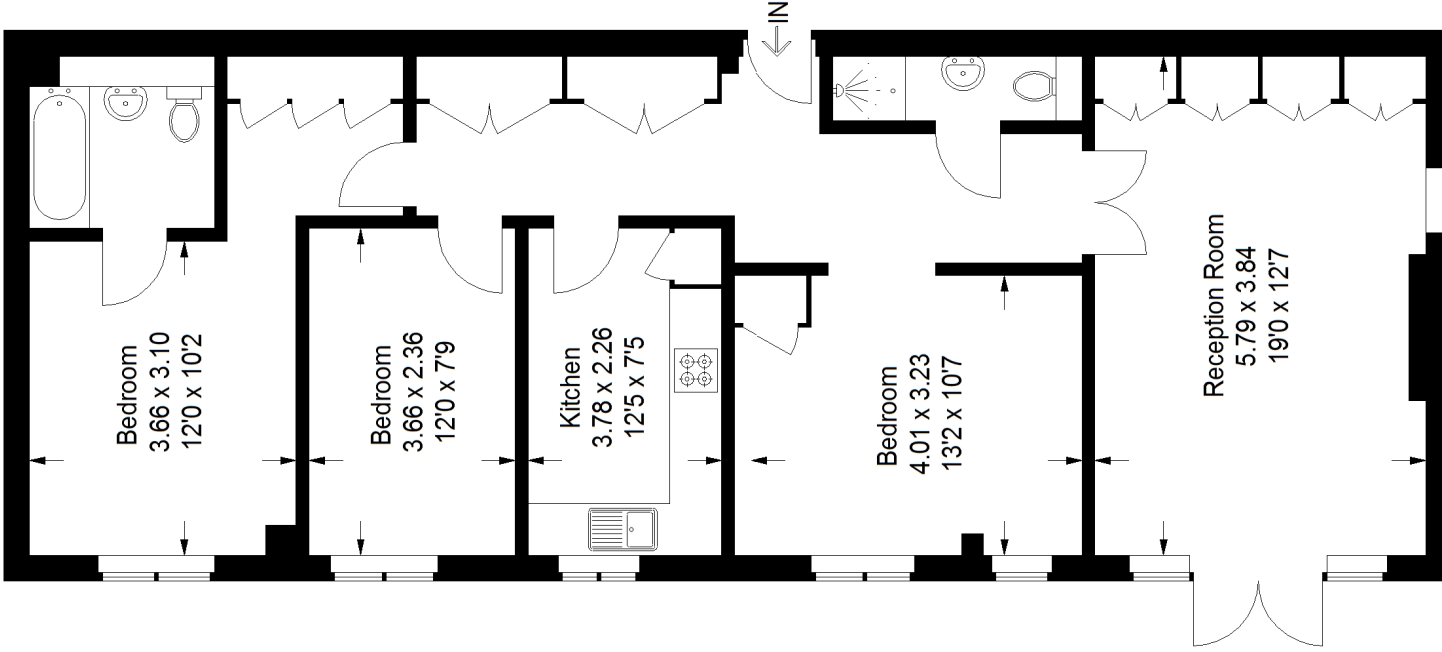
Floorplan



Dulwich Mead, SE24

Approximate Gross Internal Area

94.7 sq m / 1019 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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