



Half Moon Lane, SE24 | Offers In Excess Of £500,000

02087029555

[hernehill@pedderproperty.com](mailto:hernehill@pedderproperty.com)

**pedder**  
We live local



# In General

- Chain Free
- Newly decorated & carpeted
- Bright lounge with bay window
- Two double bedrooms
- Modern kitchen
- Shower room
- Communal day room
- Landscaped gardens
- Parking on first come basis
- Close to transport links

# In Detail

\* OIEO £500,000 \* Offered to the market Chain Free is this two bedroom first floor apartment within Dulwich Mead, a private retirement development just off Half Moon Lane SE24.

The property has been recently redecorated & recarpeted throughout and the spacious accommodation comprises a bright reception room with bay window to side, stylish kitchen with a good range of wall & base units and integrated appliances. The principal double bedroom has a bay window overlooking the communal gardens and the second bedroom is also a double. There is a shower room, and two storage cupboards within the hallway.

An Estate Manager oversees the development and can offer assistance when required.

Dulwich Mead is set in extensive communal grounds, there are mature trees and well established shrub & flower beds, and there are residents & visitors parking bays (on a first come served basis). Within the development guest rooms can be rented for short term visitors, there is a large communal lounge which is used for various events and a kitchenette for refreshments.

Herne Hill centre offers a popular range of restaurant and shopping amenities, railway station (Victoria, Thameslink, Blackfriars) and access to the vast expanse of Brockwell Park with its lido & cafe. Various bus routes traverse nearby roads.

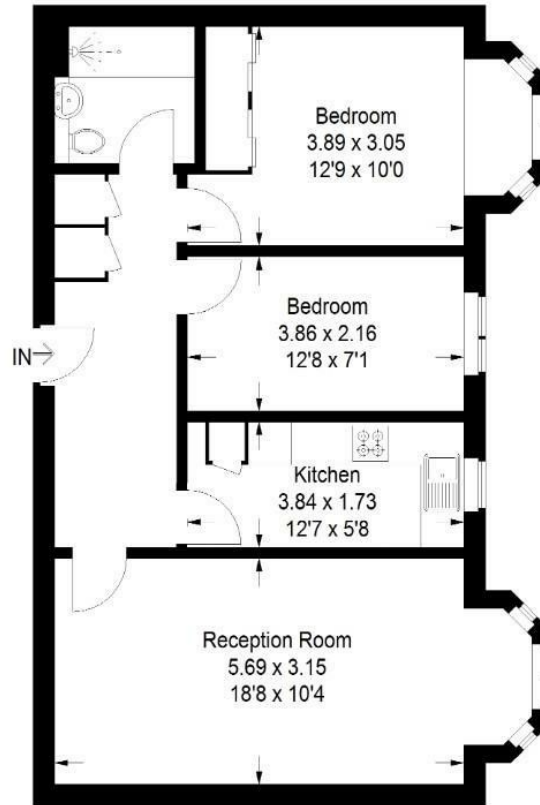
EPC: C | Council Tax Band: D | Lease: 90 years remaining | SC: £5,087.04 pa | GR: Nil | BI: Incl in SC



# Floorplan

**Dulwich Mead, SE24**

Approximate Gross Internal Area  
63.6 sq m / 685 sq ft



## First Floor

Copyright www.pedderproperty.com © 2025

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		70	80
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.