



Half Moon Lane, SE24 | £300,000

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# In General

- Prestigious development
- Spacious reception room
- Double bedroom
- Communal gardens
- Close to transport links
- No onward chain

# In Detail

We are delighted to offer to the market this spacious one double bedroom first floor flat within Dulwich Mead, a prestigious retirement development, just off Half Moon Lane. The property is neutrally decorated throughout and is offered to the market with no onward chain.

The dual aspect reception room has a large bay window and a further side window. The kitchen has a modern range of wall and base units and an integrated oven and hob. The bedroom has a double built in wardrobe with sliding doors and there is a walk-in shower cubicle in the bathroom. Dulwich Mead benefits from a vast communal garden; parking bays for residents and visitors (non-allocated); a large communal reception room for social gatherings and an on-site Estate Manager.

The property is conveniently located between Herne Hill & Dulwich Village, both with a popular selection of restaurant & shopping amenities. Herne Hill station serves the property with services into Victoria, Thameslink, Blackfriars, as well as Southern, Southeastern & Thameslink services available from North Dulwich station. Elm Lodge surgery can be found on Burbage Road, alongside the delights of Brockwell Park with its cafe & lido being accessible.

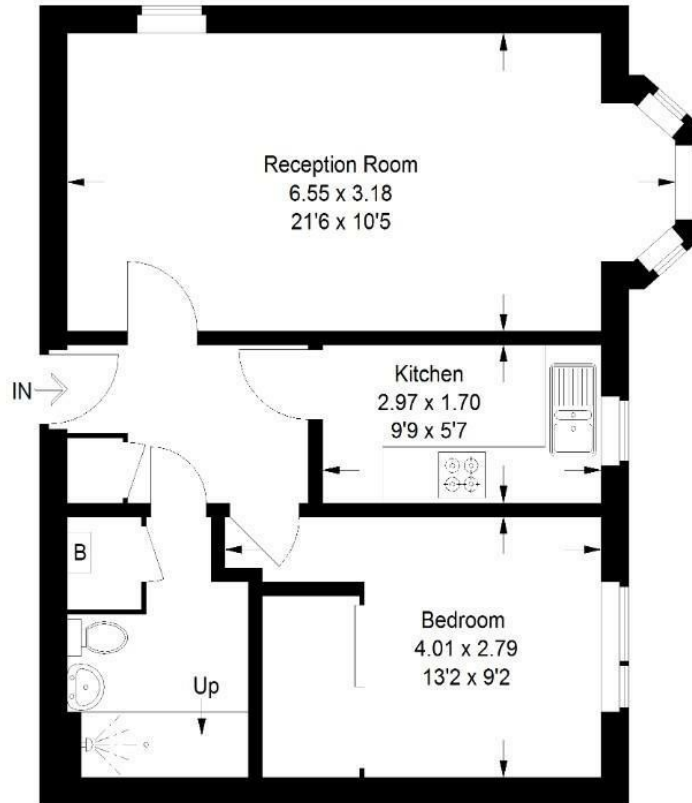
EPC: B | Council Tax Band: C | Lease: 90 years remaining | SC: £3,975.24 | GR: Nil | BI: Incl. in SC



# Floorplan

## Dulwich Mead, SE24

Approximate Gross Internal Area  
47.4 sq m / 510 sq ft



### First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		82	85
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		