



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

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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.

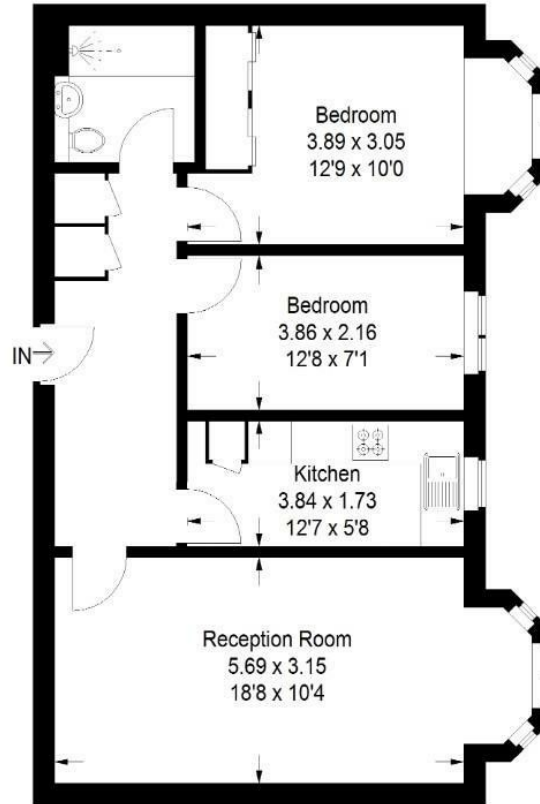
EPC: C | Council Tax Band: D | Lease: 90 years remaining | SC: £5,087.04 pa | GR: Nil | BI: Incl in SC



Floorplan

Dulwich Mead, SE24

Approximate Gross Internal Area
63.6 sq m / 685 sq ft



First Floor

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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.

| 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 | | |

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