



Pymers Mead, SE21  
Guide price £800,000

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# In general

- A modern townhouse for sale
- Spacious and flexible accommodation over three floors
- Four double bedrooms
- Double reception room
- Fitted kitchen, bathroom
- Utility room, downstairs WC
- Single integral garage, drive providing off street parking
- Secluded patio garden
- Highly sought after location
- Offered with no onward chain

# In detail

A modern townhouse for sale located on this much sought after development set back from Croxted Road in Dulwich.

The property has flexible accommodation arranged over three floors comprising four double bedrooms, large L shaped double reception room, fitted kitchen, bathroom, utility room, downstairs WC and single integral garage.

Externally to the front there is a drive providing off street parking and to the rear a secluded patio garden.

Both Dulwich Village and Herne Hill are close by with their outstanding schools, popular parks, numerous cafes, bars and restaurants. Excellent rail links to central London are from nearby West Dulwich (London Victoria/London Blackfriars) and Herne Hill (London Victoria/Thameslink).

An internal viewing of this lovely property is advised. Offered with no onward chain.

EPC Rating: E | Council Tax Band: E



# Floorplan

## Pymers Mead, SE21

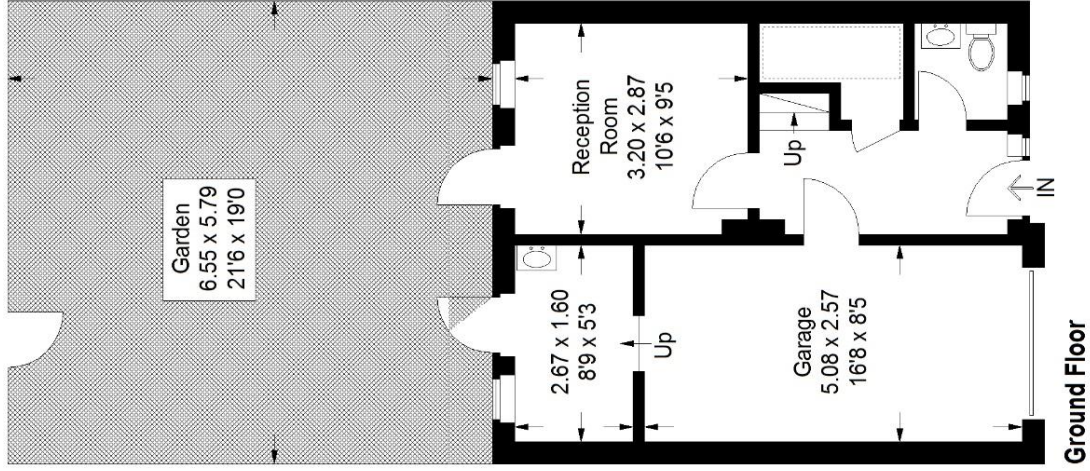
Approximate Gross Internal Area  
Ground Floor (Including Garage)

38.8 sq m / 418 sq ft

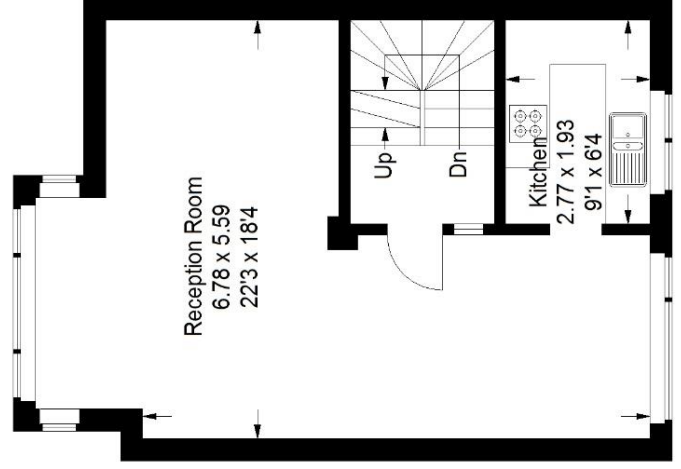
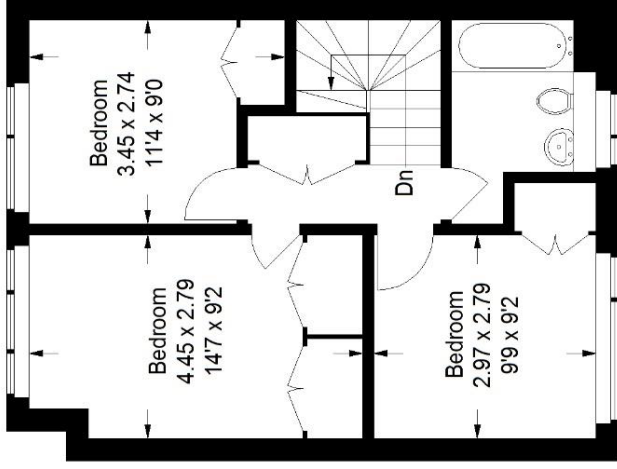
First Floor = 44.0 sq m / 473 sq ft

Second Floor = 42.9 sq m / 462 sq ft

Total = 125.7 sq m / 1353 sq ft



= Reduced headroom below 1.5 m / 5'0



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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
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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