



Dudrich Mews, SE22
OIEO £925,000

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In general

- Three bedrooms
- Modern house
- Gated development
- Allocated off-street parking
- Over 1,125 Sq Ft
- Downstairs WC
- CHAIN FREE

In detail

CHAIN FREE

Spacious, modern and beautifully bright freehold house within this gated mews development in the heart of East Dulwich.

Boasting over 1,125 Sq Ft of internal space, the property has been lovingly extended and maintained by the current owner who is relocating out of London. There is a sumptuous 34x17 open-plan kitchen-reception with integrated German appliances which opens out through bi-folding doors onto a low-maintenance courtyard garden. There are three bedrooms upstairs with the family bathroom as well as an additional study and utility room in the converted garage to the ground floor.

Built in 2006 – Dudrich Mews is a hidden gem on Melbourne Grove and enviably located for the independent shops, bars and restaurants of Lordship Lane and North Cross Road. There are a host of excellent primary and secondary schools nearby as well as a choice of parks and green spaces. Strong transport links into The City and West End from East Dulwich station (0.4 miles) as well as bus/cycle connections through the neighbouring Herne Hill, Dulwich Village and Peckham Rye.

EPC: C | Council Tax Band: E | Freehold



Floorplan

Dudrich Mews, SE22

Approximate Gross Internal Area
(Excluding Shed)

Ground Floor = 63.0 sq m / 678 sq ft

First Floor = 41.9 sq m / 451 sq ft

Total = 104.9 sq m / 1129 sq ft



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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		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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