



## Dudrich Mews, East Dulwich, London, SE22

£400,000 *Leasehold*

2  1  1 

Set within a quiet residential mews in the heart of East Dulwich, this well-proportioned two-bedroom first-floor apartment offers approximately 623 sq ft of accommodation and presents a great opportunity for buyers looking for a home they can update and personalise.

### KEY FEATURES

- Well-proportioned first-floor two-bedroom apartment of approximately 623 sq ft.
- Good-sized reception room, separate kitchen and practical layout.
- Quiet East Dulwich mews location, close to local shops, parks and transport links.



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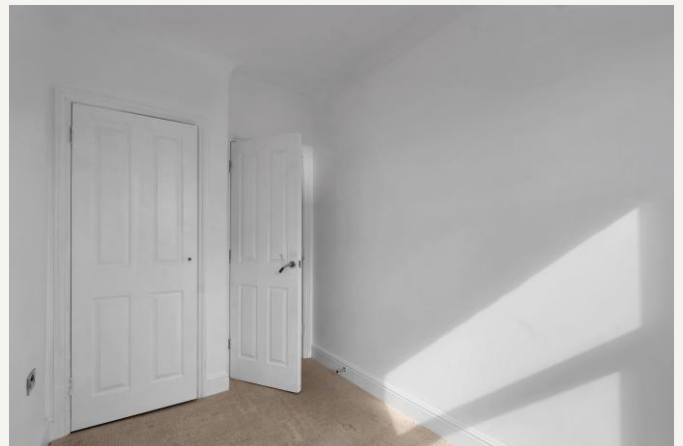
The property is arranged around a central entrance hall, leading through to a generous reception room measuring over 15 feet in width. This bright space offers plenty of room for both living and dining, making it practical for day-to-day living.

The separate kitchen is positioned just off the hallway and provides a functional layout with fitted units and worktop space, offering a solid base well suited for buyers looking to add their own touches.

There are two bedrooms, including a good-sized principal double bedroom and a second bedroom ideal as a guest room, home office or nursery. A family bathroom completes the accommodation.

Dudrich Mews is a peaceful and well-located setting, close to the amenities of Lordship Lane and Bellenden Road, as well as the green open spaces of Peckham Rye Park and Dulwich Park. East Dulwich, Peckham Rye and Denmark Hill stations are all within easy reach, providing convenient links into central London.

An appealing property with a practical layout, ideal for buyers seeking a home they can make their own.



MATERIAL INFORMATION

**Tenure:** Share of freehold  
**Council Tax Band:** C  
**EPC rating:** C

Mobile phone coverage:  
EE (Good outdoor and in-home)  
Three (Good outdoor and in-home)  
O2 (Good outdoor and in-home)  
Vodafone (Good outdoor and in-home)

(Potential purchasers are advised to seek their own advice as to the suitability of the services and mobile phone coverage, the above is for guidance only.)

Available broadband: Ultrafast Broadband: FTTP  
Superfast Broadband: FTTC  
Standard Broadband: ADSL  
Networks in your area: Virgin media, Openreach  
(Information supplied by Ofcom)

Flood Risk: Very low risk of surface water flooding / Very low risk river and sea flooding (Information supplied by gov.uk and purchasers are advised to seek their own legal advice)

Floor plan: Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. The floor plan is for illustrative purposes only.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

For more information, scan the QR code or visit the link below

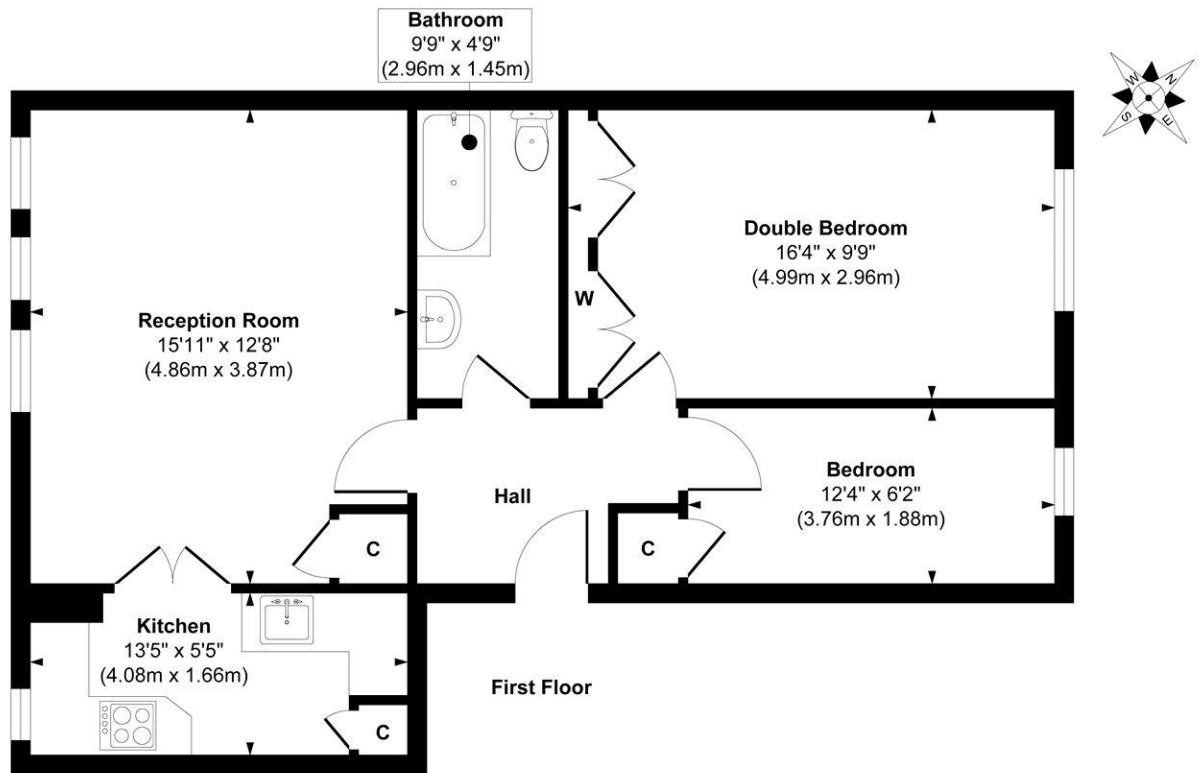


<https://www.winkworth.co.uk/sale/property/DUL180492>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



## Dudrich Mews



**Approx. Gross Internal Floor Area 623 sq. ft / 57.89 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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