



BISHOP COURT, DUDLEY MEWS, SW2
£525,000 LEASEHOLD

**A TWO DOUBLE BEDROOM FLAT IN A
 LUXURY GATED DEVELOPMENT IDEALLY
 LOCATED ON THE EDGE OF BROCKWELL
 PARK, CLOSE TO BRIXTON AND HERNE HILL**

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DESCRIPTION:

A wonderful two double bedroom, two-bathroom nestled on the edge of Brockwell Park within a luxury gated development, Brockwell Gate.

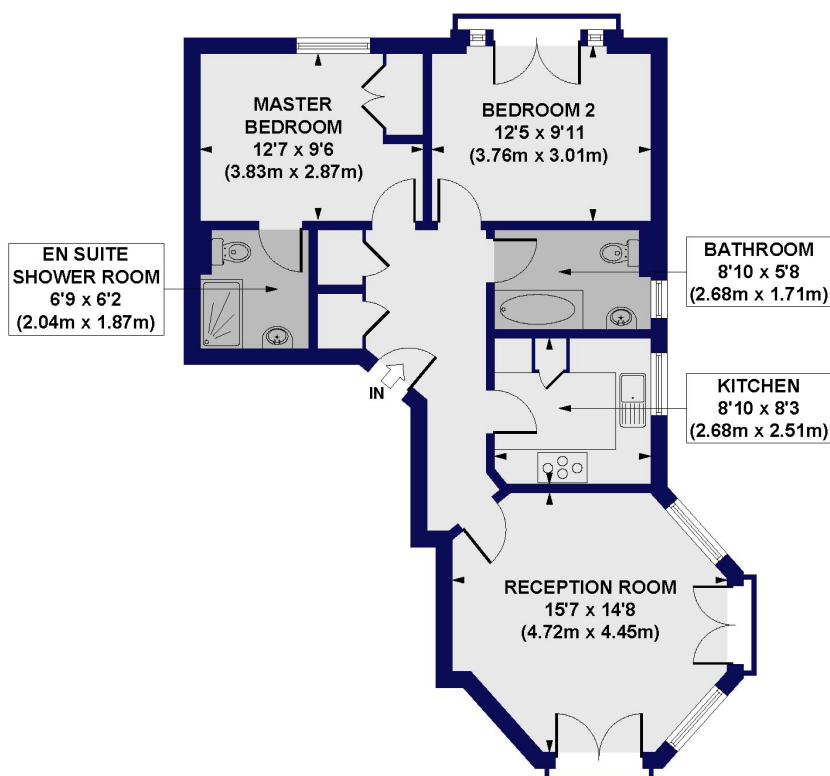
This spacious flat has been renovated to a high standard throughout. The reception serves as the heart of the home – offering a unique and spacious hexagonal space with French doors opening onto a Juliet balcony and windows all around the room flooding the room with natural light throughout. The separate kitchen sits adjacent, providing ample storage within modern cabinetry, with neatly integrated appliances, a gas hob, and wrap-around work surfaces for a stylish and functional cooking space. Two generously sized double bedrooms to the rear of the apartment, the master further benefitting from an ensuite shower room. The property is completed by a family-sized modern bathroom, conveniently placed between the bedrooms, affording each their own privacy.

Bishops Court forms part of the Brockwell Gate development, an attractive enclave of flats and houses with the added bonus of direct access from the grounds of the development to the lovely Brockwell Park. The nearest transport links are Brixton tube or Herne Hill rail which are easily accessed and offer fast links to the City and the West End.





Bishop Court, Dudley Mews, SW2
Approx. Gross Internal Floor Area 729 sq. ft / 67.68 sq. m



SECOND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

Tenure: Leasehold

Term: 99 year and 8 months

Service Charge: £2611.3 per annum

Ground Rent: £240 Annually

Council Tax Band: D

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.

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