



DUDLEY MEWS, SW2
£475,000 LEASEHOLD

A TWO DOUBLE BEDROOM SECOND FLOOR
FLAT IN A LUXURY MODERN GATED
DEVELOPMENT IDEALLY LOCATED CLOSE TO
BRIXTON AND HERNE HILL

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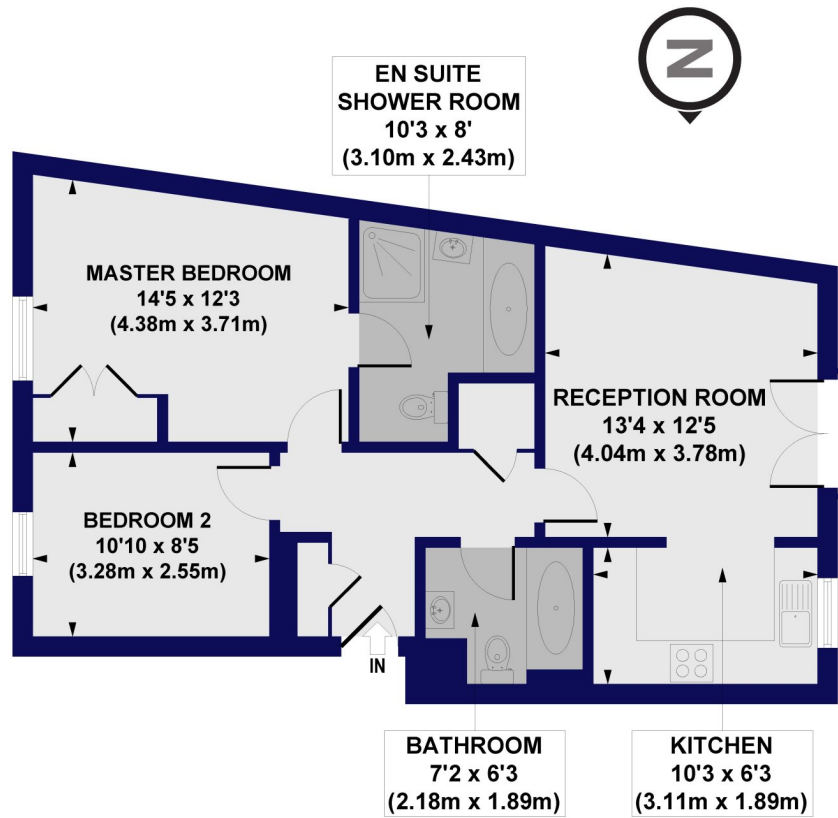
DESCRIPTION:

We are pleased to present these two double bedrooms flat in a luxury modern gated development (Brockwell Gate). The property is ideally located within walking distance of Brixton tube station and Herne Hill train station and is close to the lovely Brockwell Park. This property comprises two well-proportioned double bedrooms (one with a fitted wardrobe and an en-suite bathroom), a bright reception/diner with French doors opening onto a Juliet balcony and a modern fitted kitchen equipped with the usual appliances. An additional modern bathroom completes the living space. The property is double glazed throughout and is exceptionally quiet due to its location on the development. The property is ideally located for the transport links and amenities of Brixton, Herne Hill and Tulse Hill with the added bonus of direct access from the grounds of the development to the lovely Brockwell Park.





Bishop Court, Dudley Mews, SW2
Approx. Gross Internal Floor Area 702 sq. ft / 65.21 sq. m



FIRST 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.



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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 100 years and 8 months

Service Charge: £3000 per annum

Ground Rent: £260 Annually (subject to increase)

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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