

**HARVEY &
WHEELER**
ESTABLISHED 1855

1 OAKS PAVILION MEWS
OAKS AVENUE, SE19 1QB



A detached house with ample living accommodation arranged over three floors, with five bedrooms, garden and a garage, in this very secluded private gated mews development off Oaks Avenue.

The house has a good size kitchen/dining room at the rear with french doors opening out to the garden. Additionally, the kitchen has double doors that lead into a large dual aspect reception room which also has french doors to the garden. There is also a separate reception room at the front of the house, a downstairs WC and access to the garage from the kitchen.

On the first floor, there are four bedroooms, one of which has an en suite shower room. There is also a family bathroom. On the second floor there is a large fifth bedroom and an en suite shower room as well as plenty storage in the eaves.

Oaks Pavilion Mews is a secluded development of only three houses and is located in Gipsy Hill. The property is well located for the sought after Kingsdale School as well as Sydenham High School, Dulwich Prep London and Dulwich College.

The nearest train station is Gipsy Hill with services to Victoria and London Bridge, and one stop to Crystal Palace for the London Overground. Sydenham Hill station is also within reach with regular trains to Victoria.

EPC Rating C.

ACCOMMODATION

5 bedrooms	2 Reception rooms
2 en suite shower rooms	Kitchen/dining room
Family bathroom	South-west facing garden
Ground floor WC	Garage and private parking

£1,550,000





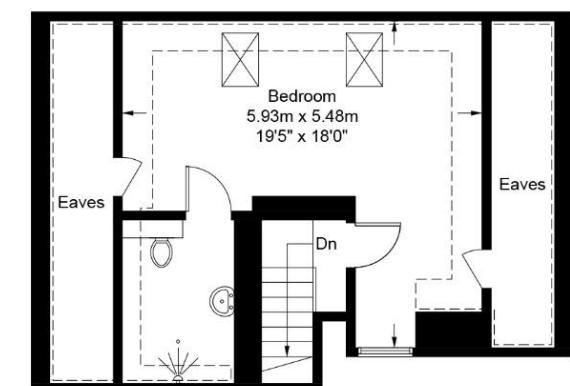
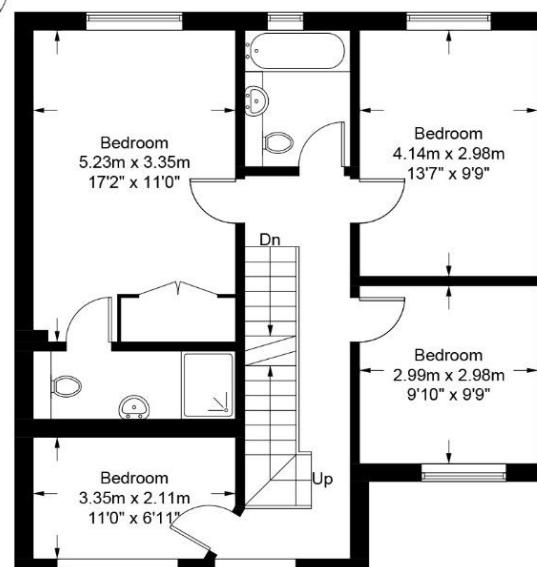
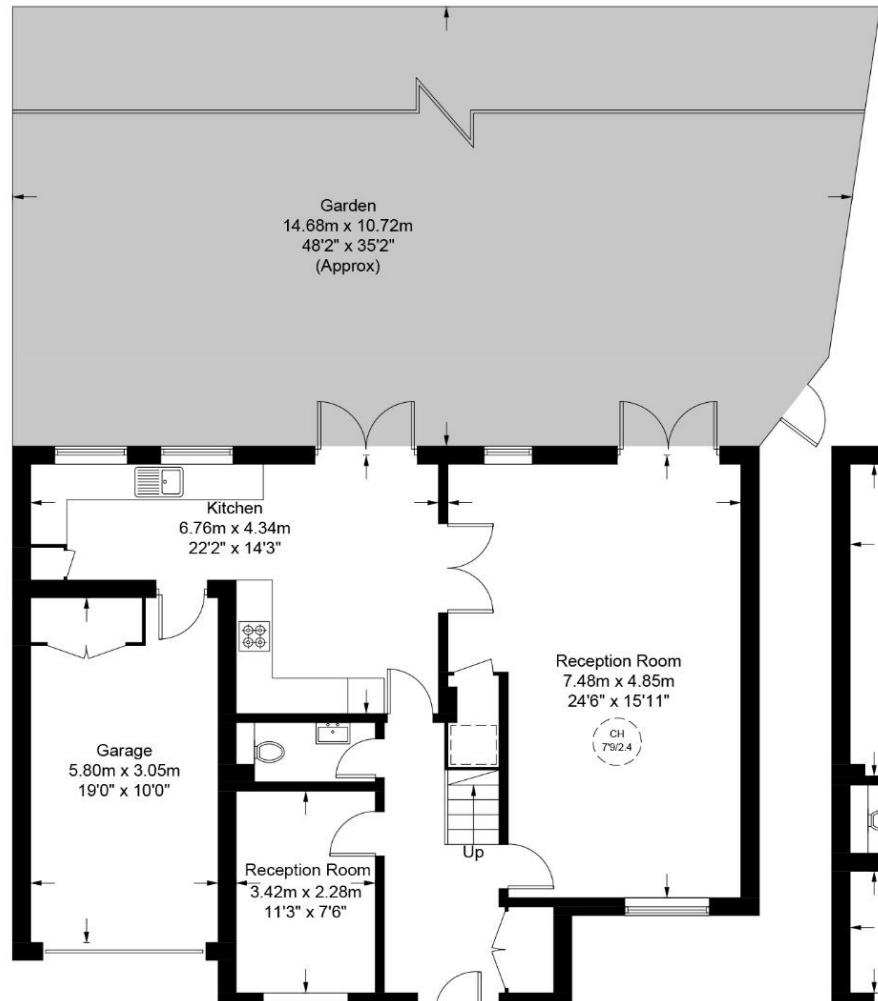




Oaks Pavilion Mews, SE19



Approximate Gross Internal Area = 2071 sq ft / 192.4 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 243 sq ft / 22.6 sq m
Total = 2314 sq ft / 215 sq m



Ground Floor

First Floor

Second Floor



Certified
Property
Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID975342)

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Viewing is recommended, but strictly by appointment with Sole Agents

harveywheeler.com

Prospective purchasers are reminded that, whilst these details are believed to be correct, if there is any point of particular importance, we would be pleased to check the information prior to viewing, particularly when travelling some distance to view.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors nor their agents nor any person in their employ, bind themselves in any way, nor are warranties given in respect of any statements contained in these particulars. Intending purchasers must verify all statements by inspection or otherwise.



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