

**HARVEY &  
WHEELER**  
ESTABLISHED 1855



1 RYECOTES MEAD  
DULWICH SE21 7EP



A thoughtfully designed mid-century maisonette that carefully preserves the character and architectural integrity of the period.

Tucked away in a cul de sac on the sought after Dulwich Estate, the property is ideally positioned moments from Dulwich Park and Dulwich College, with Dulwich Village, the Picture Gallery and the golf course all close by.

The accommodation extends to a generous 1,766 sq ft (164 sq m). A private entrance from the gated front garden leads into a welcoming hallway complete with a utility room and stairs raising to the first-floor landing. The former garage has been thoughtfully converted into two separate rooms with a WC and is currently used as a business premises, offering excellent flexibility for home working or potential annex use subject to any necessary consents.

On the first floor, there is a contemporary fitted kitchen and an impressive, light-filled south-facing living and dining room, enhanced by a vaulted ceiling and double-aspect windows that flood the space with natural light.

There are three bedrooms: a principal bedroom with en-suite bathroom, a further double bedroom and a single bedroom. Additional features include a separate utility room, a shower room and a private front patio.

West Dulwich station offers direct train services to Victoria and City Thameslink. North Dulwich station provides easy access to London Bridge.

Chain free. The lease is 999 years from 25 January 1967. EPC Rating D. Tax Band F.



**ACCOMMODATION**

**3 Bedrooms**

**Spacious reception room**

**En suite bathroom**

**Integrated kitchen**

**Family bathroom**

**Private large front patio**

**Utility room**

**Former garage converted into 2 rooms & WC**

**£1,100,000**



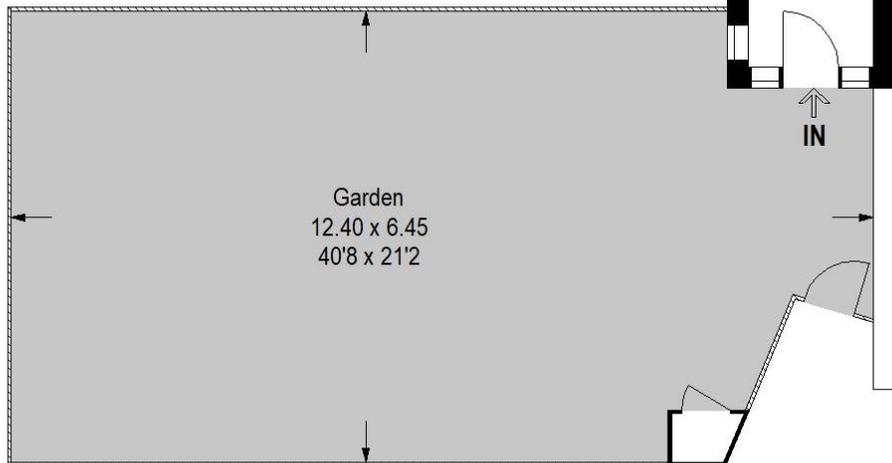
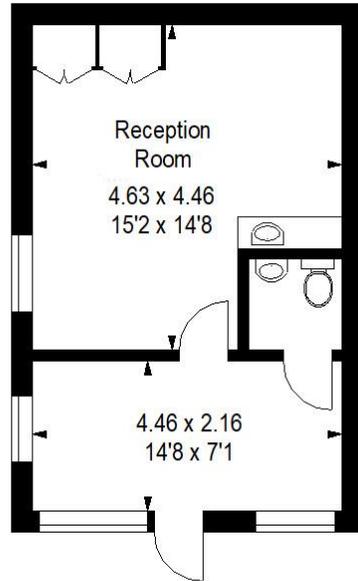
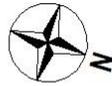
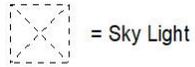


# Ryecotes Mead, SE21

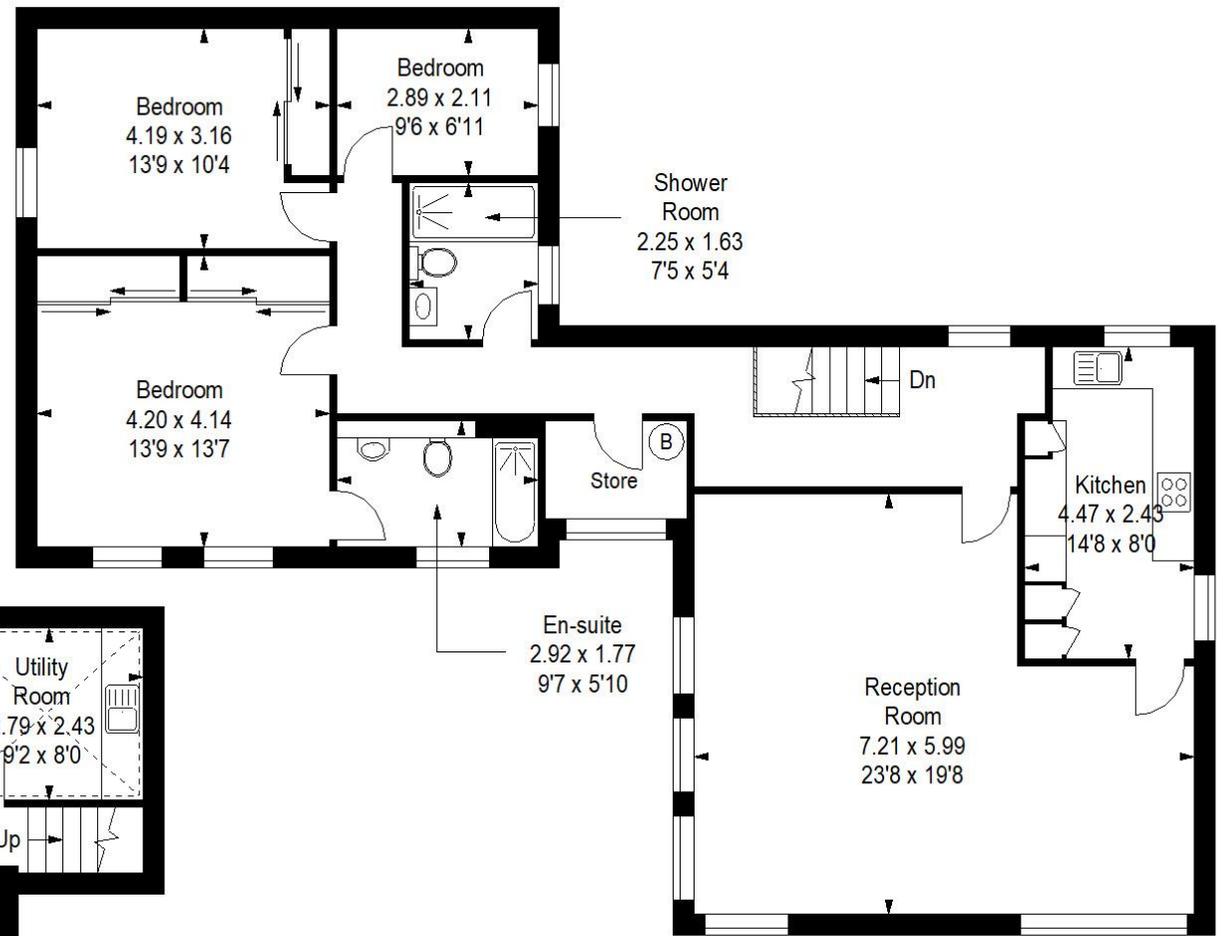
Approximate Gross Internal Area = 133.13 Sq m / 1433 Sq ft

Business Premises Area = 30.94 Sq m / 333 Sq ft

Total Area = 164.07 Sq m / 1766 Sq ft



**Ground Floor**



**First Floor**

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.

## Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://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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