

**HARVEY &  
WHEELER**  
ESTABLISHED 1855

FLAT 18, DULWICH MEAD  
48-52 HALF MOON LANE  
HERNE HILL SE24 9HS



A well-presented two-bedroom, first-floor apartment in a highly regarded retirement development for the over-55s, featuring a spacious reception room and a peaceful rear aspect overlooking attractive communal gardens.

Extending to approximately 688 sq ft (64 sq m) of internal space, the accommodation comprises a generous entrance hall with an intercom phone and two fitted storage cupboards, an integrated kitchen, a spacious reception room, a principal double bedroom with a large fitted wardrobe, a second bedroom and a shower room fitted with a walk-in shower, wash basin and WC. Both bedrooms enjoy pleasant views over the south-facing gardens.

Ideally located for the amenities of Herne Hill and Dulwich, Dulwich Mead offers an excellent range of resident facilities, including a lift, private parking, beautifully maintained communal gardens and a communal sitting room hosting social activities, afternoon tea and exercise classes. The development is managed by Anchor, with an onsite manager and a 24-hour emergency call system. A guest room is also available to book for visiting friends and family.

A variety of independent cafés, restaurants and shops is a short walk away, along with convenient local amenities such as pharmacies and GP surgeries.

The development is well served by public transport, with a bus stop directly outside providing regular services to Brixton for connections to the Victoria line. Herne Hill station is nearby, with direct services to London Victoria, Blackfriars, Elephant & Castle, City Thameslink and St Pancras International. North Dulwich station is also within easy reach, offering services to London Bridge and Peckham Rye, with connections to the Windrush line for journeys to Docklands and the City.

The lease is 125 years from 2 December 1988. The service charge is £445 per calendar month as of January 2026 (ground rent and insurance included). EPC Rating C. Tax Band D.

#### ACCOMMODATION

|                      |                                                |
|----------------------|------------------------------------------------|
| 2 Bedrooms           | Spacious communal living spaces                |
| Walk-in shower room  | Guest facilities                               |
| Integrated kitchen   | Lift and private parking                       |
| Large reception room | Onsite manager & 24-hour emergency call system |
| Entrance hall        | Attractive communal gardens                    |

£490,000



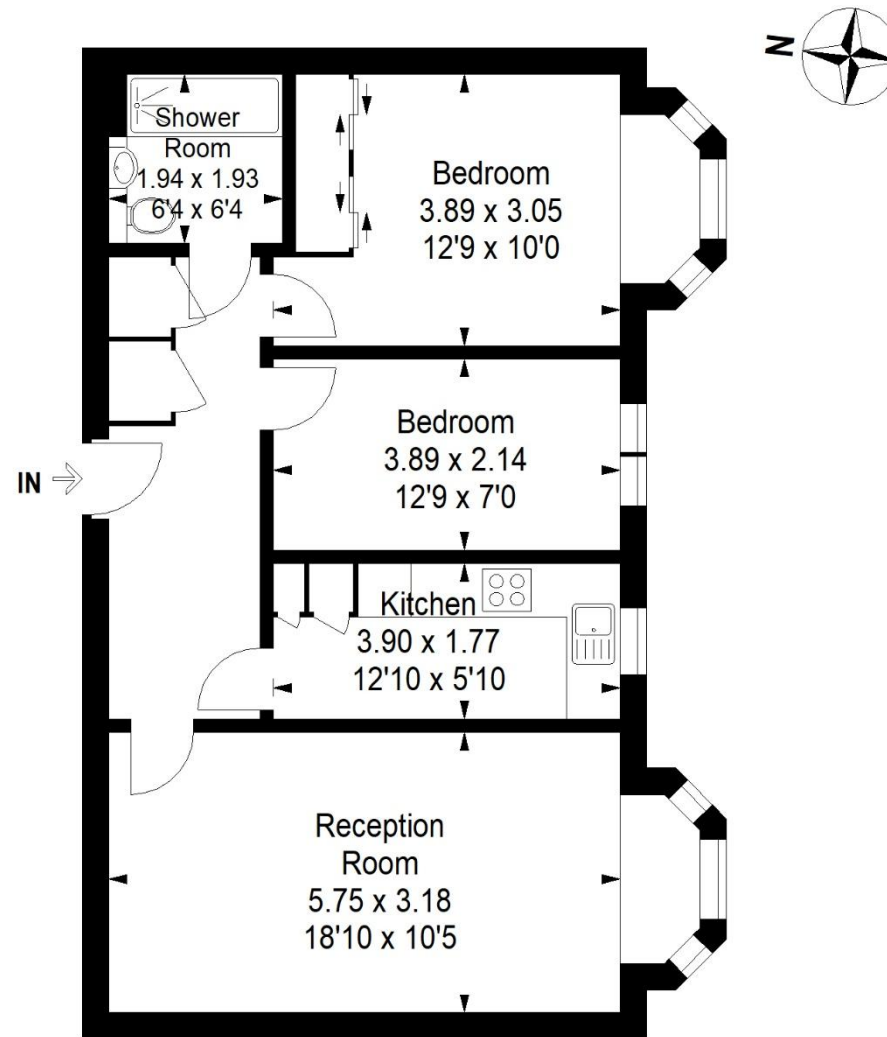






# Dulwich Mead, SE24

Approximate Gross Internal Area = 63.92 Sq m / 688 Sq ft



## 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**

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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