



Pymers Mead, West Dulwich **SE21**





Description

Pymers Mead forms part of the wider Whytefield Estate, which also includes Walkerscroft Mead, Perifield, Cokers Lane and Coney Acre, and was built between 1961 and 1967. At 7.5 acres, it is one of the largest of the early 1960s Dulwich Estate developments.

This very light and spacious townhouse has been recently refurbished and remodelled throughout offering flexible space for all the family.

On the ground floor of the property is a well appointed open plan kitchen entertaining space with bi-fold doors that open on to a private garden and on to a mature communal green and a field beyond. To the front of the property is also a useful utility space as well as a shower room and a cloak room.

An expansive living room spans the first floor with green views to the rear of the property as well as a separate study/work from home space which can easily be used as a fourth single bedroom should it be required.

Spread across the second floor are three well proportioned, bright and airy bedrooms as well as a well appointed contemporary family bathroom.

The attic room on the top floor, currently used for storage and a play room, provides opportunity for conversion into a habitable bedroom, subject to the usual consents.

Location

Particularly well located for transport links, Pymers Mead is a popular quiet cul-de-sac in West Dulwich.

Three railway stations are in close proximity: West Dulwich (0.2 miles) has services to London Victoria, Tulse Hill (0.7 miles) has Southern and Thameslink services to London Bridge and London Blackfriars while West Norwood (0.9 miles) offers services to Balham and Clapham Junction.

Sought-after independent schools are also close by including Rosemead Prep School, Dulwich Prep London, Oakfield Prep School and Dulwich College.

The independent shops of Rosendale Road and West Dulwich are a short distance away, as well as West Norwood High Street and the newly opened Picture house cinema. All distances are approximate.

Tenure: Freehold EPC: D Council Tax Band: E

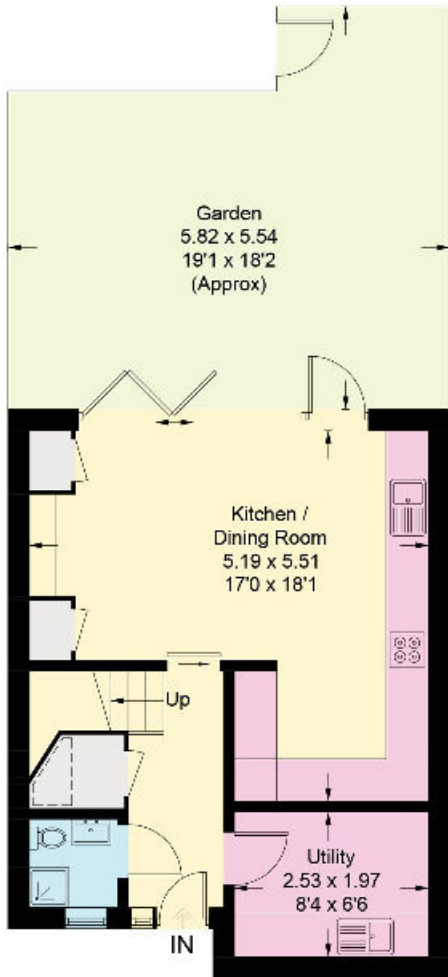
Local Authority: Southwark Council and The Dulwich Estate Scheme of Management




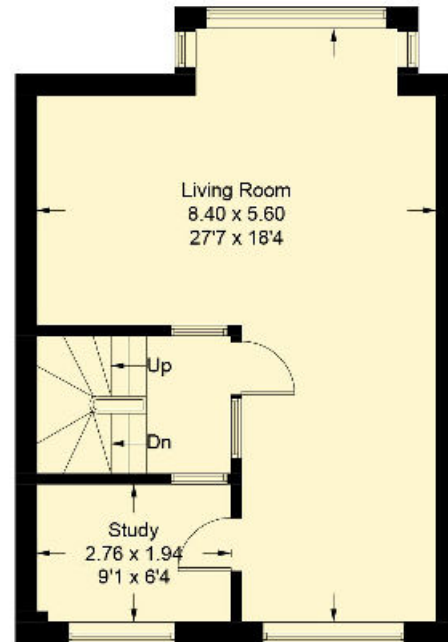




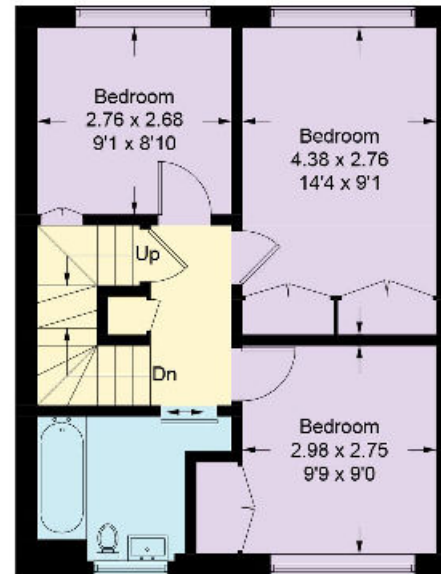
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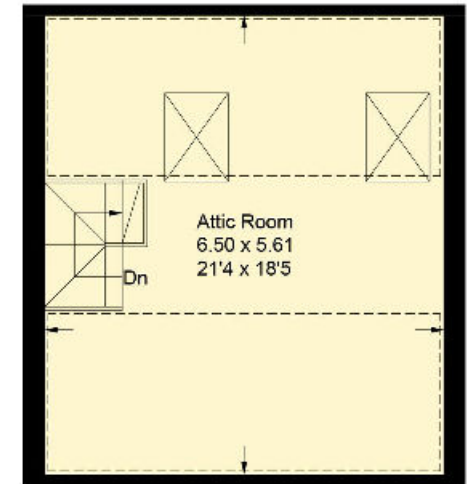
 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Third Floor

Approximate Gross Internal Area
 Ground Floor = 40.3 sq m / 434 sq ft
 First Floor = 44.8 sq m / 482 sq ft
 Second Floor = 42.3 sq m / 455 sq ft
 Third Floor = 11.0 sq m / 118 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 26.2 sq m / 282 sq ft
 Total = 164.6 sq m / 1771 sq ft

Knight Frank
 Dulwich
 1c Calton Avenue
 SE21 7DE

We would be delighted to tell you more

Georgia Jakstys
 020 3815 9415

Chica Lambert
 020 3815 9416

Ollie Greig
 020 3815 9418

knightfrank.co.uk

georgia.jakstys@knightfrank.com

chica.lambert@knightfrank.com

ollie.greig@knightfrank.com



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