



# VISION MEWS

EAST DULWICH LONDON SE22

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FOUR NEW HOMES IN THE HEART OF DULWICH



## INTRODUCTION

The latest development by premium residential developer Tailored Living Solutions, Vision Mews provides an exclusive private-gated development of bespoke family homes.

Vision Mews is located on Landells Road, a quiet sought-after road in the centre of East Dulwich. The development is positioned just a short walk from Lordship Lane which provides a lively range of boutique shops, bars and restaurants and North Cross Road which hosts a weekly farmers market and art fair. The development also benefits from local green spaces provided by Peckham Rye Common and Peckham Rye Park.

East Dulwich Rail Station is within walking distance which provides easy access into London Bridge, the City and the West End.







## VISION MEWS

The development at Vision Mews is comprised of four contemporary 4 bedroom, 3 bathroom mews-style houses, each providing modern open-plan style kitchen-living space, master bedroom suites with en-suite bathroom and three additional well proportioned double bedrooms. The houses are set within a private-gated courtyard which provides individual secure parking spaces with each of the houses having the benefit of private landscaped front and rear gardens.

### INDICATIVE SITE PLAN



# FLOOR PLAN HOUSE 1

147 sqm / 1,582 sq ft

## GROUND FLOOR PLAN

Living Room/Dining area/Kitchen  
(7.26 x 4.77 sqm)

Study  
(2.30 x 2.32 sqm)

Bathroom

## FIRST FLOOR PLAN

Main Bedroom/Walk-in Wardrobe/En-suite  
(3.62 x 4.77 sqm)

Living Room/Double Bedroom  
(4.15 x 4.77 sqm)

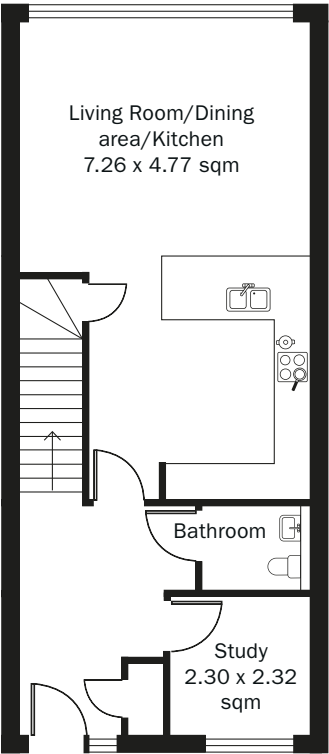
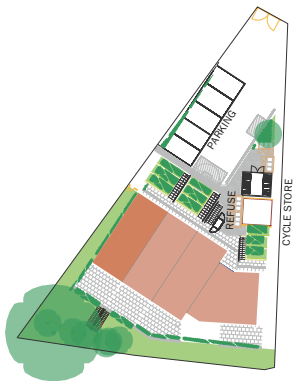
## SECOND FLOOR PLAN

Double Bedroom  
(2.93 x 3.47 sqm)

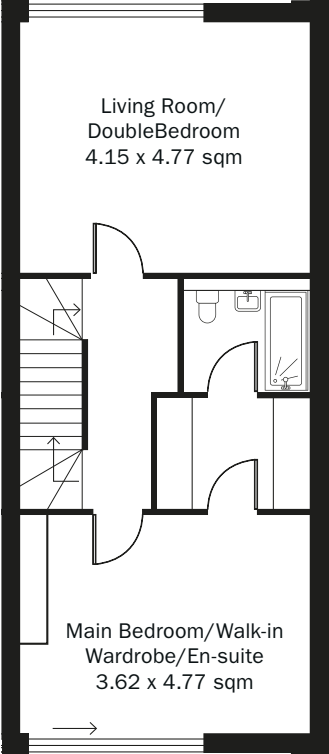
Shower Room

Single Bedroom  
(2.39 x 3.47 sqm)

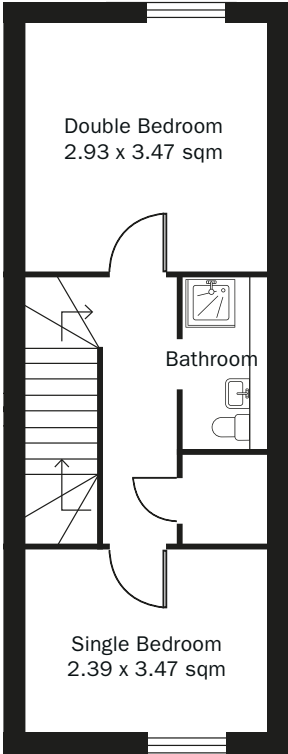
## INDICATIVE SITE PLAN



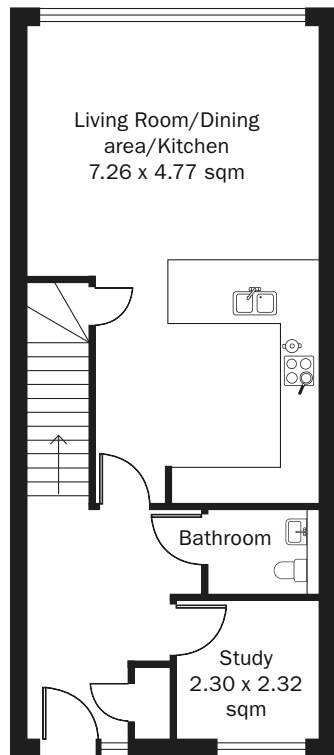
GROUND FLOOR PLAN



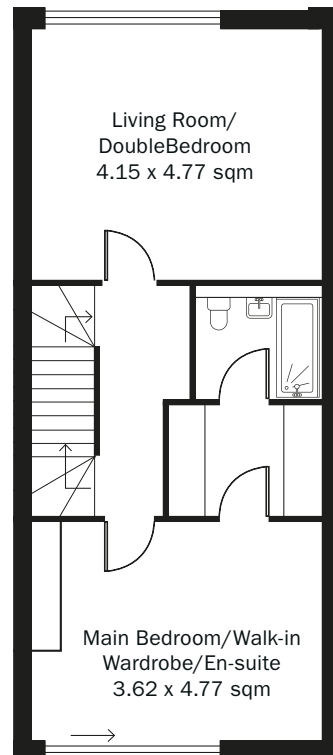
FIRST FLOOR PLAN



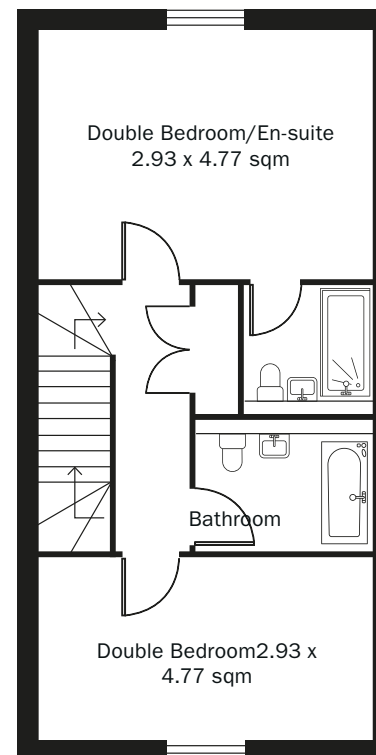
SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## FLOOR PLAN HOUSE 2

160 sqm / 1,722 sq ft

### GROUND FLOOR PLAN

Living Room/Dining area/Kitchen  
(7.26 x 4.77 sqm)

Study  
(2.30 x 2.32 sqm)

Bathroom

### FIRST FLOOR PLAN

Main Bedroom/Walk-in Wardrobe/En-suite  
(3.62 x 4.77 sqm)

Living Room/Double Bedroom  
(4.15 x 4.77 sqm)

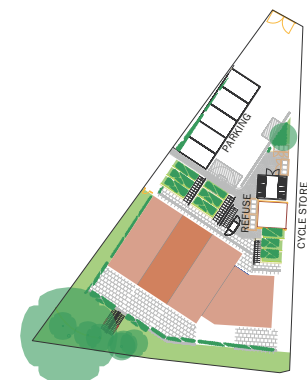
### SECOND FLOOR PLAN

Double Bedroom/En-suite  
(2.93 x 4.77 sqm)

Double Bedroom/En-suite  
(2.93 x 4.77 sqm)

Family Bathroom

### INDICATIVE SITE PLAN



# FLOOR PLAN HOUSE 3

156 sqm / 1,679 sq ft

## GROUND FLOOR PLAN

Living Room/Dining area/Kitchen  
(7.26 x 4.77 sqm)

Study  
(230 x 2.32 sqm)

Bathroom

## FIRST FLOOR PLAN

Living Room/Double Bedroom  
(4.15 x 4.77 sqm)

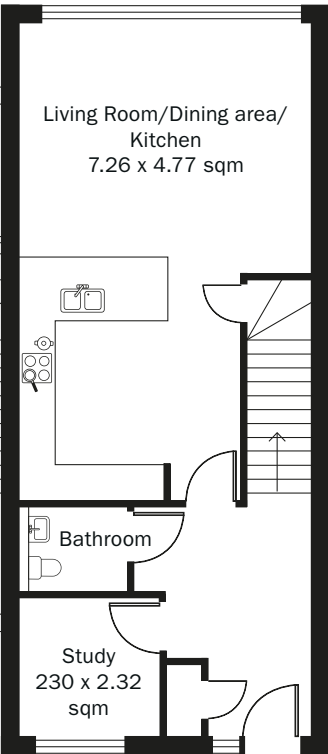
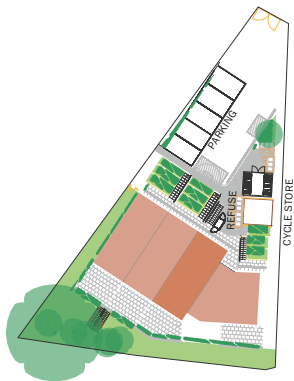
Main Bedroom/Walk-in Wardrobe/En-suite  
(3.62 x 4.77 sqm)

## SECOND FLOOR PLAN

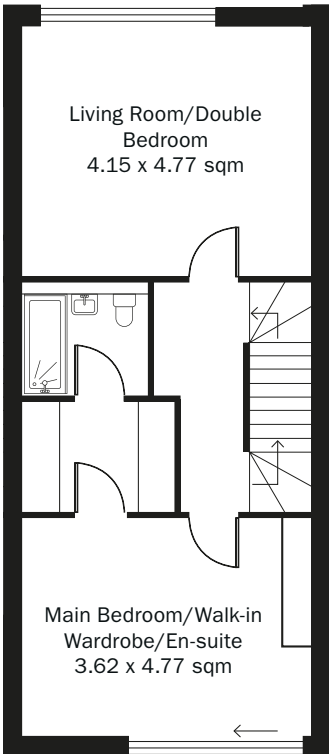
Double Bedroom/En-suite  
(3.00 x 4.77 sqm)

Double Bedroom/En-suite  
(2.39 x 3.49 sqm)

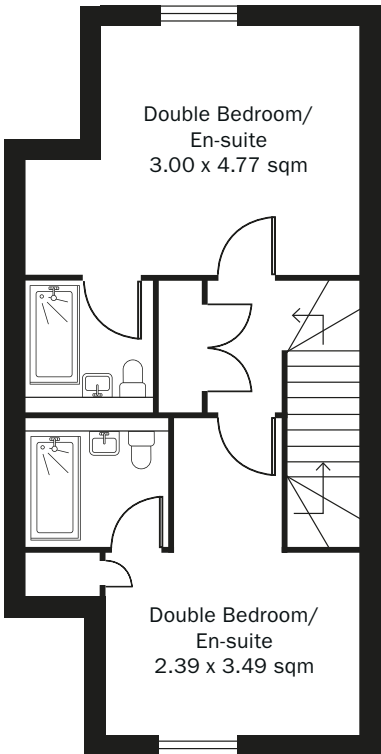
## INDICATIVE SITE PLAN



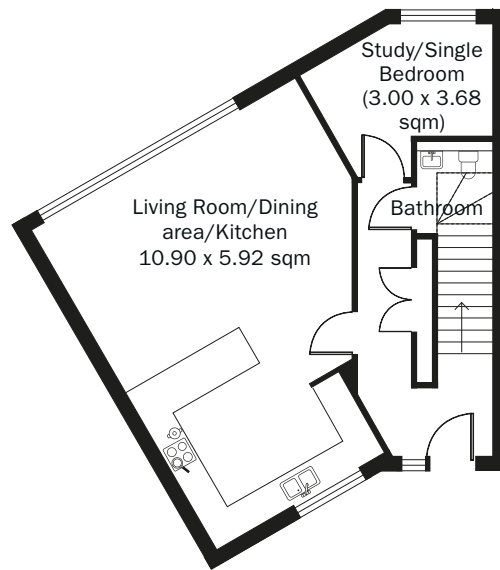
GROUND FLOOR PLAN



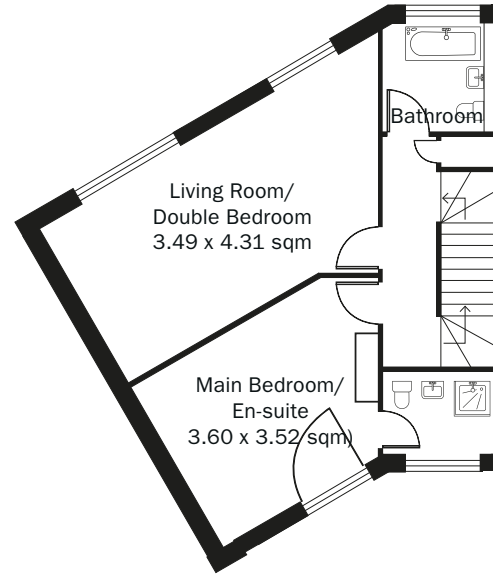
FIRST FLOOR PLAN



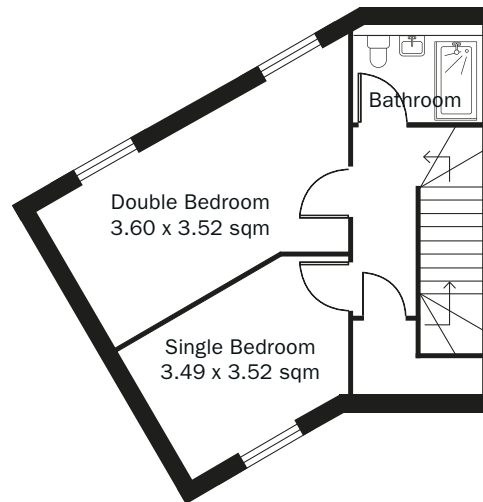
SECOND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



## FLOOR PLAN HOUSE 4

157 sqm / 1,690 sq ft

### GROUND FLOOR PLAN

Living Room/Dining area/Kitchen  
(10.90 x 5.92 sqm)

Study/Single Bedroom  
(3.00 x 3.68 sqm)

Bathroom

### FIRST FLOOR PLAN

Living Room/Double Bedroom  
(3.49 x 4.31 sqm)

Main Bedroom/En-suite  
(3.60 x 3.52 sqm)

Bathroom

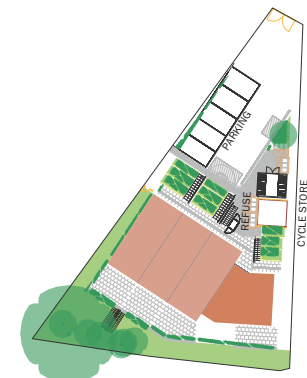
### SECOND FLOOR PLAN

Double Bedroom  
(3.60 x 3.52 sqm)

Single Bedroom  
(3.49 x 3.52 sqm)

Shower Room

### INDICATIVE SITE PLAN











## VISION MEWS SPECIFICATION

### KITCHEN

- Dada "IN-DADA" range with High Gloss Finish and Aluminium Recessed Finger Pull. Soft Closers Throughout. Soft Close Hinges with 110 Degree Opening.
- Silestone worktop and upstand.
- Integrated Fridge/Freezer, Dishwasher, Washer/Dryer
- Integrated Oven, Microwave, Ceramic Hob – Siemens
- Hansgrohe Tap

### DINING / LIVING AREA (GROUND FLOOR)

- Wall Finish – Painted
- Floor Finish – Engineered Wood (Kentwood Oak Sanderson)
- Window/Door – Aluminium clad with internal timber finish
- Front Door - Timber
- Lighting – Recess down lights throughout.

### LIVING ROOM (FIRST FLOOR)

- Wall Finish – Painted
- Floor Finish – Carpet (Westom Hammer)
- Window/Door – Aluminium clad with internal timber finish
- Lighting – Recess down lights throughout.

### MASTER BEDROOM

- Wall Finish – Painted
- Floor Finish – Carpet (Westom Hammer)
- Window/Door – Aluminium clad with internal timber finish
- Lighting – Recess down lights throughout
- Master Bedroom Fitted Walk-Through Wardrobe

### MASTER EN-SUITE

- Tile Wet Area Walls and Floor Finish
- Mirrored Vanity Unit and Bespoke Shelving
- Thermostatic Shower and heated towel rails
- Duravit Washbasin and Toilet
- Hansgrohe Tap
- Under floor heating

### OTHER BEDROOMS

- Wall Finish – Painted
- Floor Finish – Carpet (Westom Hammer)
- Window/Door – Aluminium clad with internal timber finish
- Lighting – Down lights throughout

### FAMILY BATHROOM

- Tile Wet Area Walls and Floor Finish
- Mirrored Vanity Unit and Bespoke Shelving
- Bath with Shower and heated towel rails
- Duravit Washbasin and Toilet
- Hansgrohe Tap
- Under floor heating

### OTHER

- Under floor heating to all ground floor living and kitchen areas
- Radiators to first – second floor living, hall and bedrooms
- Electrical Fittings – BT and TV point to all living areas and all bedrooms
- Alarm System and Entry System
- Sonus Audio system to principle living rooms and master bedroom
- Sustainable Design – CFSH L4
- Secure Cycle Storage
- Secure Refuse Storage
- 1:1 Off Street Parking Spaces





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VISION MEWS

EAST DULWICH LONDON SE22



# TRANSPORT & LOCATION



- ➡ LONDON BRIDGE  
13 mins
- ➡ SOUTH BERMONDSEY  
8 MINS
- ➡ QUEENS ROAD PECKHAM  
6 mins
- ➡ PECKHAM RYE  
3 mins
- ➡ EAST DULWICH

## EAST DULWICH: A QUINTESSENTIAL LONDON VILLAGE

Popular for its village feel so close to the City, attractive period properties and excellent state primary schools, East Dulwich is home to young families seeking that feeling of community. Its bustling fashionable vibe also suits the crowd of young professionals who move for restaurants, bars and boutiques as well as the excellent transport links. Just a short stroll to East Dulwich station, the train takes

14 minutes to London Bridge. Waterloo and Victoria are easily accessible via North Dulwich and Peckham Rye stations.

Lordship Lane, the hub of East Dulwich, offers a variety of cafés trading in homemade produce, local butchers and fishmongers and attractive boutiques. In the evening cafés turn into pubs and gastropubs offering lively entertainment.

Dulwich Park and Peckham Rye Park provide local green spaces offering amenities such as bicycle hire, tennis courts and a boating lake. The area has some of the best private schools in the country, including six high ranking primary state schools plus three famous top private schools: James Alleyn Girls' School, Alleyn's and Dulwich College.

EAST DULWICH - LONDON VICTORIA	22 MINS
EAST DULWICH - LONDON BRIDGE	13 MINS
EAST DULWICH - LONDON WATERLOO	24 MINS
EAST DULWICH - CLAPHAM JUNCTION	26 MINS
EAST DULWICH - CANARY WHARF	24 MINS
EAST DULWICH - OXFORD CIRCUS	35 MINS

SOURCE: Transport for London (Underground trains)

East Dulwich Train station is a 13 minute walk from Vision Mews

SOURCE: walkit.com



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Tailored Living Solutions is a premium residential developer focused on building bespoke developments, including apartments and houses, in sought after addresses in London and the South East

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