



HALF MOON LANE

Dulwich

Brought to you by

REACH ESTATES

london



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After creating award winning super and prime central London homes over the past 25+ years, it is a now our pleasure to bring the same design quality and finish to the Dulwich area. These houses are developed with the highest attention to detail and we look forward to the new home owners enjoying the same life style that we have always strived to achieve.

*Mark Clayton
Partner Reach Estates London*

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Half Moon Lane is an excellent choice for families looking for close proximity to the best schools, younger aspiring couples needing a fast commute into the city or older downsizing couples wanting to stay close to Dulwich Village. As a developer, we have endeavoured to create properties which best respond to the needs and aspirations of our potential clients. HML has been creatively designed and meticulously crafted to respond to our most stringent criteria: of us wanting to live in these properties ourselves.

*Gleb Borukhov
Partner Reach Estates London*

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CONTENTS

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ABOUT

REACH ESTATES
london



REACH ESTATES is a joint venture collaboration between **Realia Capital Group** and multi-award winning property developer Mark Clayton, founder of the **Chelsminster group**.

Chelsminster and Realia have a considerable track record of developing some of London's finest residential properties from the most exclusive super prime residences in Knightsbridge and Belgravia to functional family homes in Battersea.

Half Moon Lane is an exciting project of five exceptional modern townhouses. Our goal and commitment is to bring the very best architecture, design and finishes which blend in seamlessly with the surroundings and environment.

Our research is clear: this area is about community, families and lifestyle. We have left no stone unturned we have incorporated every aspect of modern city living to deliver a project and properties of the highest calibre which we are incredibly proud of.

“Wherever you are in the world you can look up at the moon and dream of home”





HALF MOON LANE

Dulwich

The site is located in North Dulwich (LB Southwark) approx. 1 km from the centre of Dulwich Village. The site benefits from excellent transport links: North Dulwich Station (18 mins to London Bridge) is only 200 meters away, Herne Hill Station (14 mins to London Victoria) is within 12 min walking distance, buses to Denmark Hill and Central London within 150 meters.

The site is ideally positioned next to some of the best primary and secondary schools. The Charter School, Judith Kerr primary, James Allens, Alleyns Junior, Herne Hill are all within 5-25 min walking distance from the site. There are also ample recreational and sports facilities in the immediate vicinity.

To the north the site is bordered by Half Moon Lane, to the south by railway cutting, to the west by gardens of the neighbouring property and to the east by a small plot of borough open land. The distance from the site boundary to railway tracks varies between 6.5 to 11 meters.

LOCATION





SCHOOLS

PRE-SCHOOL

Dulwich Oak Montessori	0.6 miles	Coeducational		Ofsted "Outstanding"
Dulwich Wood Nursery	0.5 miles	Coeducational		Ofsted "Good"
Ducks Kindergarten	0.7 miles	Coeducational		ISI every category "Excellent"
Cherish Day Nursery	0.8 miles	Coeducational		Ofsted "Good"

PRIMARY

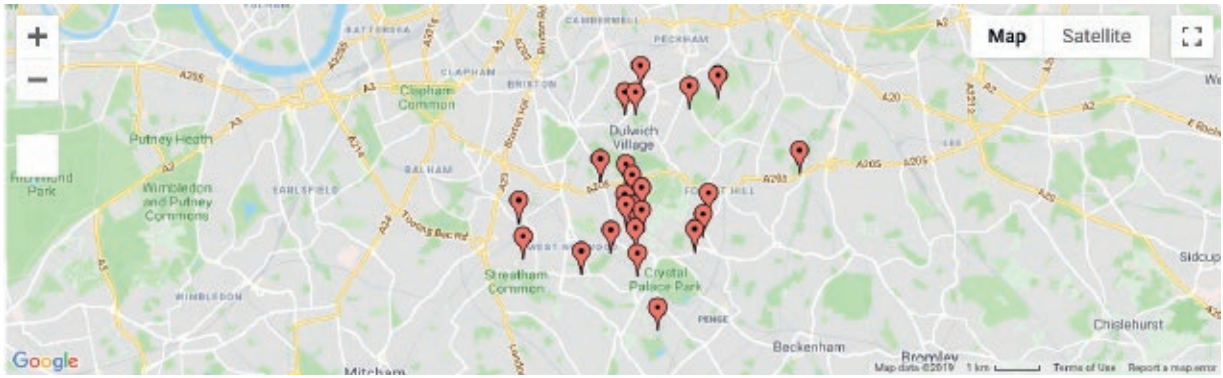
Ducks Infant School	0.7 miles	Coeducational	Private	ISI every category "Excellent"
Dulwich Wood Primary School	0.7 miles	Coeducational	State	Ofsted "Good"
Faxton Primary School	0.7 miles	Coeducational	State	Ofsted "Outstanding"
Kingswood Primary School	0.9 miles	Coeducational	State	Ofsted "Outstanding"
Dulwich Preparatory School	0.9 miles	Boys	Private	ISI every category "Excellent"
Dulwich College Junior School	1.0 miles	Boys	Private	ISI every category "Excellent"
Oakfield Preparatory School	1.5 miles	Coeducational	Private	ISI most categories "Good"
James Allen's Girls School	2.1 miles	Girls	Private	ISI every category "Excellent" or "Good"

SECONDARY

Sydenham High School	0.6 miles	Girls	Private	ISI every category "Outstanding" or "Good"
Kingsdale Foundation School	0.6 miles	Coeducational	State	Ofsted "Outstanding"
Harris City Academy	1.3 miles	Coeducational	State	Ofsted "Outstanding"
Dulwich College	1.2 miles	Boys	Private	ISI every category "Excellent"
Sydenham School (for girls)	1.2 miles	Girls	State	Ofsted "Good"
The Norwood School	1.5 miles	Coeducational	State	Ofsted "Good"
The Charter School	2.2 miles	Coeducational	State	Ofsted "Outstanding"
Alleyn's School	2.2 miles	Coeducational	Private	ISI every category "Excellent" or "Good"
Bishop Thomas Grant School	2.3 miles	Coeducational	State	Ofsted "Outstanding"
Harris Boys Academy	2.5 miles	Boys	State	Ofsted "Outstanding"
Dunraven School	2.5 miles	Coeducational	State	Ofsted "Outstanding"
St Dunstons College	2.7 miles	Coeducational	Private	ISI every category "Excellent" or "Good"
Harris Girls School	2.8 miles	Girls	State	Ofsted "Outstanding"

Catchment areas are subject to change. The inclusion of a school in this brochure does not guarantee that Half Moon Lane will fall within its catchment area. Please check with individual schools directly.

MAP OF SCHOOLS



TRANSPORT

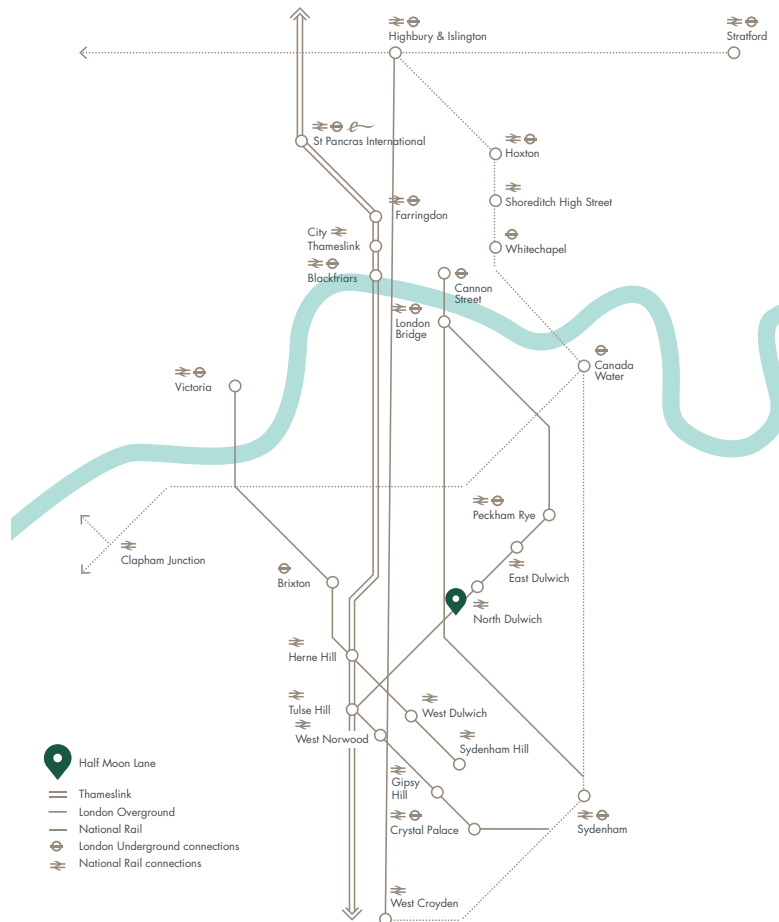
Travel Times To Local Stations

	North Dulwich Station	Herne Hill Station
Walk	1 min	12 mins
Cycle	0 mins	5 mins
Car	0 mins	2 mins

Train & Cycle Journey Times to Central London

	Victoria	London Bridge
Train	25 mins (Direct from North Dulwich), 10 mins (Direct from Herne Hill)	15 mins (Direct from North Dulwich), 22 mins (Direct from Herne Hill)
Cycle	28 mins (Direct from North Dulwich), 26 mins (Direct from Herne Hill)	26 mins (Direct from North Dulwich), 24 mins (Direct from Herne Hill)

Map of Dulwich



Journey times are approximate. Train journey time data is provided by Transport For London and correct at the time of publishing.



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Reach For The Moon
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All 5 houses have been individually designed to have bespoke and unique layouts with no two homes being the same. Half Moon Lane reinterprets the traditional London terrace home to create a rich variety of spaces.

A feature stair links all of the levels and provides access through the glazed roof top lantern to a generous roof terrace that has unimpeded sunlight throughout the day as well as panoramic views.

We are delighted to be involved in this new and exciting project.

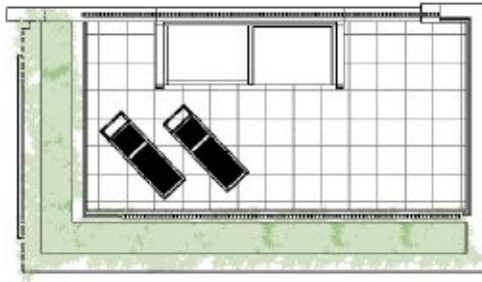
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*Michael Hickey - Bubble Architects
BSc Arch Dip Arch Tech*

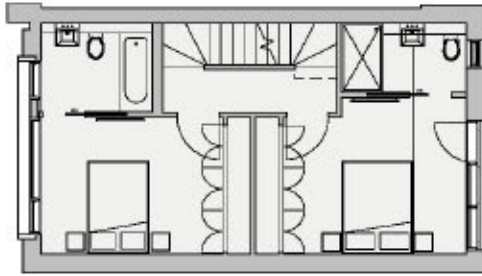


FLOOR PLANS





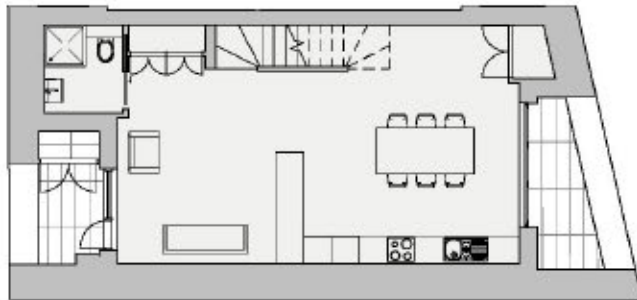
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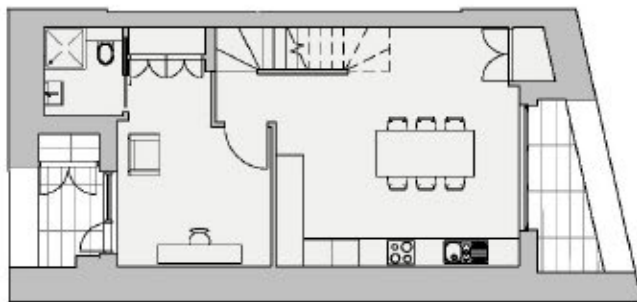
FIRST FLOOR



GROUND FLOOR



BASEMENT

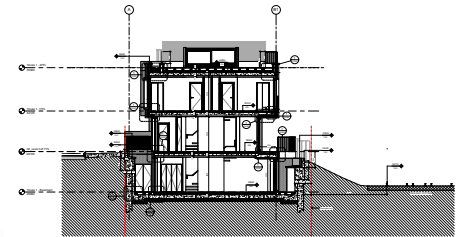


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(ALTERNATIVE)

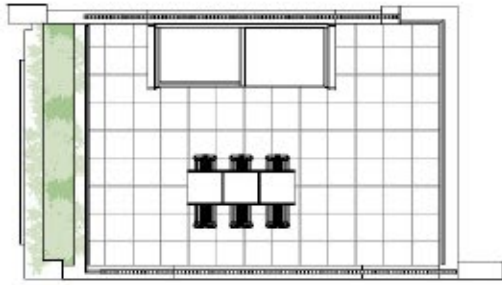
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DO NOT SCALE FROM THE DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
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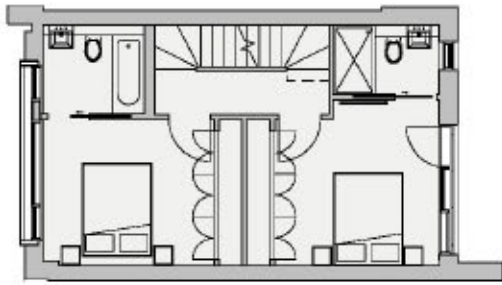
	GIA (SQM)
BASEMENT FLOOR	50 SQM
GROUND FLOOR	37 SQM
FIRST FLOOR	46 SQM
INTERNAL GIA - TOTAL	133 SQM
ROOF TERRACE	27 SQM
EXTERNAL TERRACES	34 SQM
EXTERNAL GIA - TOTAL	61 SQM



REV/ISSUE	NOTE	ORN	DATE
SCALE	DATE	ORN	CHK.
1:100@A3	05.06.2019	BR	WH
PROJECT			
80A Half Moon Lane, London SE24 9JE			
DRAWING			
House 1 - Sale Plans			
bubble architects		STUDIO 005 THE BUSWORKS 36-41 NORTH ROAD LONDON N17 3EP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING ID	REV	
017025	H1-S-001-P		



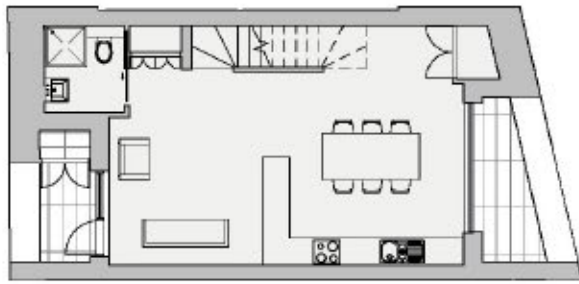
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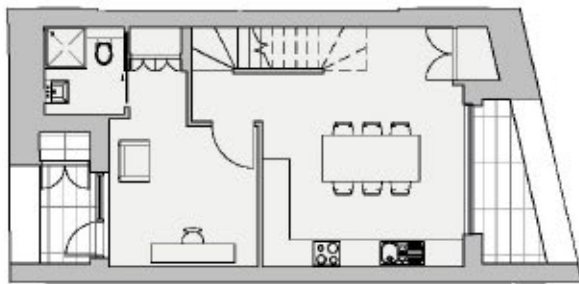
FIRST FLOOR



GROUND FLOOR

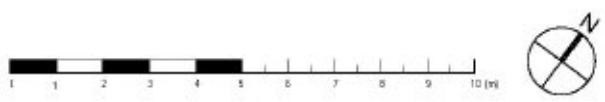
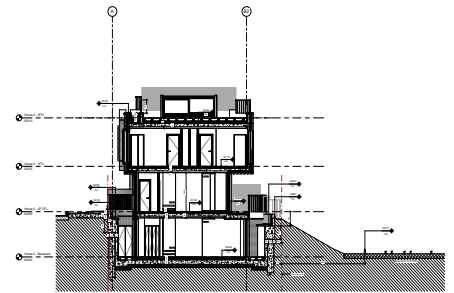


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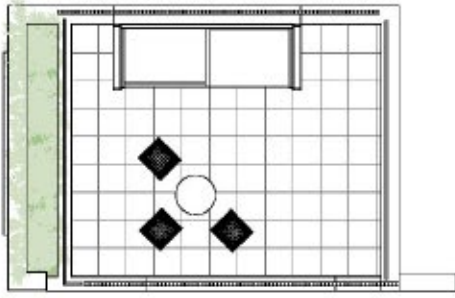


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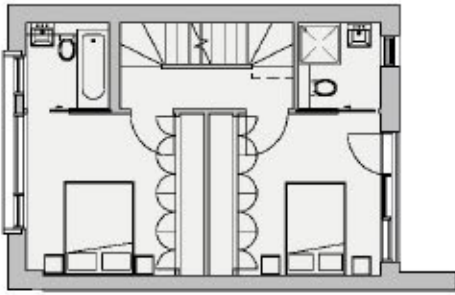
NOTES		A3
DO NOT SCALE FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. COPYRIGHT RESERVED.		
	GIA (SQM)	
BASEMENT FLOOR	44 SQM	
GROUND FLOOR	33 SQM	
FIRST FLOOR	44 SQM	
INTERNAL GIA - TOTAL	121 SQM	
ROOF TERRACE	33 SQM	
EXTERNAL TERRACES	18 SQM	
EXTERNAL GIA - TOTAL	51 SQM	



REVISION	NOTE	CRN	DATE
SCALE	DATE	CRN	CHK
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PROJECT			
80A Half Moon Lane, London SE24 9JE			
DRAWING			
House 2 - Sale Plans			
bubble architects		STUDIO 205 THE BUROWORKS 36-41 NORTH ROAD LONDON N17 9EP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING NO	REV	
017025	H2-S-002-P		



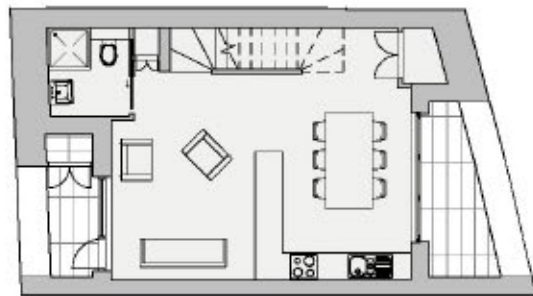
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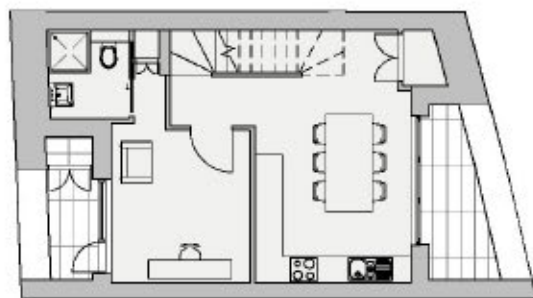
FIRST FLOOR



GROUND FLOOR

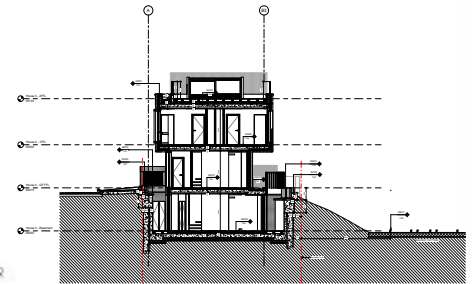


BASEMENT



BASEMENT
(ALTERNATIVE)

NOTES		A3
DO NOT SCALE FROM THE DRAWING ALL DIMENSIONS TO BE CHECKED ON SITE COPYRIGHT RESERVED.		
	GIA (SQM)	
BASEMENT FLOOR	40 SQM	
GROUND FLOOR	30 SQM	
FIRST FLOOR	42 SQM	
INTERNAL GIA - TOTAL	112 SQM	
ROOF TERRACE	32 SQM	
EXTERNAL TERRACES	18 SQM	
EXTERNAL GIA - TOTAL	50 SQM	



REVISION	NOTE	DRN	DATE
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PROJECT			
80A Half Moon Lane, London SE24 9JE			
DRAWING			
House 3 - Sale Plans			
bubble architects		STUDIO 206 THE BUSWORKS 26-41 NORTH ROAD LONDON N1 9DP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING ID	REV	
017025	H3-S-003-P		

NOTES	
(1) NOT SCALE FROM 3-D DIMENSIONS ALL DIMENSIONS TO FACE UNLESS STATED OTHERWISE	
BASMENT FLOOR	53 SQM
GROUND FLOOR	215 SQM
FIRST FLOOR	415 SQM
INTERNAL GFA - TOTAL	723 SQM
ROOF TERRACE	20 SQM
EXTERNAL TERRACES	32 SQM
EXTERNAL GFA - TOTAL	52 SQM



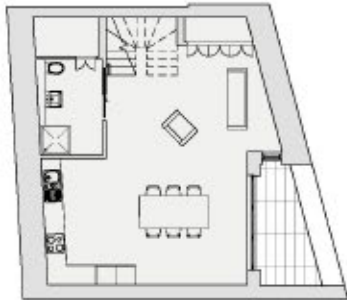
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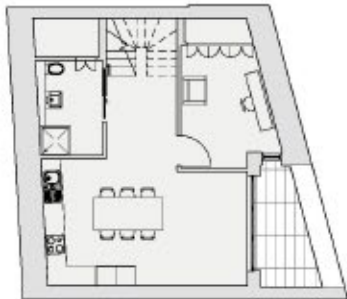
FIRST FLOOR



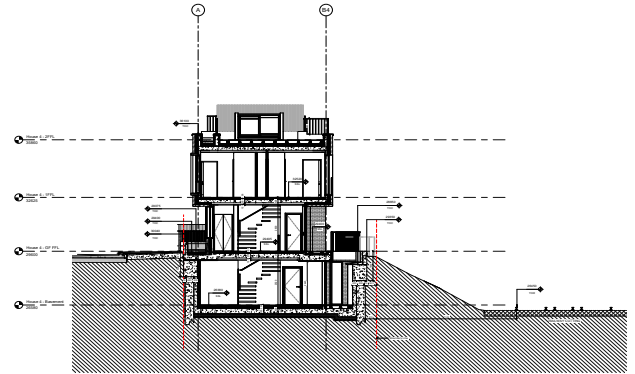
GROUND FLOOR



BASEMENT



BASEMENT (ALTERNATIVE)



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PROJECT			
80A Half Moon Lane, London SE24 9UE			
DRAWING			
House 4 - Sale Plans			
bubble architects			
27 BRIDGE ROAD, BROMLEY, LONDON SE16 7RQ			
WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
017025	H4-S-004-P		

SALIENT DESIGN FEATURES

A special focus has been placed on ergonomics, usability and functionality to achieve maximum residents comfort :

- Extra wide house frontages 5-8 meters;
- Net ceiling heights of 2.55-2.6 meters;
- Spacious open-plan living areas;
- Roof terraces (unique feature for London);
- Advanced custom designed anti-vibration and soundproofing features;
- Ensuite bedrooms;
- Ample amounts of built-in storage space;
- Comfort cooling, underfloor heating;
- Sprinkler systems;
- Full smart home pre-installation;
- Availability of on-street parking permits;
- Customisation options include: furniture packages, various levels of smart home and automation fit-out.
- Eco Friendly & Sustainable

CONTACT

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Dulwich

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