



CASTLEMERE
• DEVELOPMENTS •



Inspired Design,
Exceptional Living

MELBOURNE MEWS

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Your Invitation to London's Elite Lifestyle

Discover a new standard of contemporary living in one of London's most desirable neighbourhoods.

Melbourne Mews is a prestigious urban infill development in South East London. It offers a collection of six meticulously designed four-storey townhouses. Each residence epitomises elegance and modernity, with spacious interiors, private courtyards and expansive roof terraces to redefine urban luxury.

Nestled in the heart of Dulwich, this exclusive development is just a stone's throw from East Dulwich station and moments away from the vibrant amenities of Lordship Lane and Grove Vale. Melbourne Mews seamlessly blends tranquillity with connectivity, providing the perfect balance for today's discerning homeowner.

Each townhouse spans 1,700 square feet and offers the flexibility of three or four bedrooms, thanks to an adaptable ground-floor layout with a dedicated dining room. Featuring two reception rooms and en-suite bathrooms for every bedroom, these homes are thoughtfully designed with premium finishes crafted to meet the needs of modern families and professionals alike.

As London continues to attract global attention for its world-class culture, renowned educational institutions and superior investment opportunities, Melbourne Mews stands out as a rare opportunity to own a piece of this prestigious city.

With construction scheduled for completion in September 2025, now is the time to secure your place in one of London's most sought-after postcodes.





The Heart of Dulwich

Nestled in one of South East London's most exclusive neighbourhoods, Melbourne Mews offers an unparalleled location that blends charm, vibrancy and convenience. Perfectly positioned just a stone's throw from East Dulwich station, the development provides effortless access to the heart of London, with London Bridge just 12 minutes away by train.

This prime address is just moments from the bustling Lordship Lane and Grove Vale, renowned for its eclectic mix of independent boutiques, artisanal cafes and award-winning restaurants. From a leisurely brunch to fine dining, the culinary scene here caters to every taste. Shoppers will appreciate the nearby selection of high-end retailers and charming local markets, creating a dynamic and lively community atmosphere.

Home to the renowned Dulwich Picture Gallery, the world's first public art gallery, the area is a haven for art enthusiasts and history lovers alike. For families, Melbourne Mews is ideally placed near some of London's most highly regarded schools, including the prestigious Dulwich College, Alleyn's School and James Allen's Girls' School.

These institutions provide access to world-class education, making the area particularly appealing for those prioritising academic excellence. Beyond its cultural and educational offerings, Dulwich boasts an idyllic park perfect for leisurely strolls, a scenic golf course for relaxation and recreation and a bustling high street lined with picturesque shops and traditional pubs.

Green spaces are abundant in Dulwich, offering a tranquil escape from urban life. Just a short walk away, Dulwich Park provides 72 acres of beautifully landscaped gardens, walking trails and recreational facilities. Nearby, Peckham Rye and Brockwell Park also offer idyllic settings for relaxation, fitness or a family day out.

This vibrant and well-connected neighbourhood is not only steeped in heritage but also radiates modern appeal.

Melbourne Mews offers the rare opportunity to enjoy the best of both worlds: a prestigious and serene environment, complemented by the vibrancy and convenience of urban London living.



Designed for Modern Living

Melbourne Mews represents the pinnacle of contemporary design and refined luxury, showcasing six impeccably crafted townhouses. Each four-storey home spans 1,700 square feet, offering the flexibility of three or four bedrooms with an adaptable ground-floor layout and dedicated dining room. Thoughtfully designed for modern family life, these homes provide an unparalleled urban living experience.

Blending timeless elegance with advanced technology and sustainable solutions, Melbourne Mews sets a new benchmark for sophisticated living. Every detail, from the energy-efficient features to the premium finishes, has been meticulously considered to create a secure, comfortable, and stylish environment.

Situated in the heart of Dulwich, one of London's most desirable neighbourhoods, Melbourne Mews is a testament to exceptional design and superior craftsmanship.

Spacious layouts, cutting-edge functionality and an emphasis on quality make these homes the ideal combination of practicality and elegance.



MELBOURNE MEWS | MELBOURNE GROVE | LONDON | SE22 8NQ





Architecture & Sustainability

- Exteriors finished in hand-laid London Stock Bricks with Adummim roof cladding for timeless elegance.
- Landscaped external areas, including bespoke planting arrangements, living walls and porcelain-tiled courtyards and roof terraces.
- Sustainable design with underfloor heating and hot water powered by an energy-efficient heat pump.
- Parking at the front of each house with electric vehicle charging facilities.
- Nuaire mechanical ventilation system with cooling functionality for optimal comfort.



Interior Design & Premium Finishes

- Oak plank flooring in living areas and bedrooms, with herringbone oak flooring in hallways.
- Aluminium entrance doors and windows are complemented by oak veneer doors with chrome ironmongery.
- Contemporary timber staircases with glass balustrades, LED lighting and oak veneer finishes.
- Bespoke lighting arrangements are designed for each home, enhancing the interiors' sophistication.



Kitchen Features

- Luxury German bespoke designer kitchens with quartz stone worktops and splashbacks.
- Integrated Miele appliances, including two double ovens with a microwave, an induction hob with extraction and full-height fridge and freezer units.
- Hot water tap and Hansgrohe kitchen fittings for added convenience and style.
- Italian designer porcelain floor tiles for a sleek, durable finish.



Bathrooms & Ensuites

- Luxurious fully tiled bathrooms and ensuites with Italian designer porcelain.
- Freestanding composite stone baths, complemented by Hansgrohe taps and fittings.
- Ravak shower enclosures on upper levels and Geberit concealed cisterns for a seamless look.
- Chrome towel hooks, toilet roll holders and LED mirrors for a touch of sophistication.



External Features

- Spacious roof terraces with glass balustrades and privacy screens between houses.
- Balconies with aluminium balustrades for first-floor bedrooms, offering additional outdoor space.
- Rear courtyards finished with bespoke planting arrangements and porcelain tiles.
- Exclusive, controlled access parking.



Luxury Meets Functionality

These meticulously designed homes are enhanced by an abundance of natural light, neutral tones and premium furnishings, creating a welcoming and timeless atmosphere. With modern layouts and attention to detail, every space is crafted to offer comfort, practicality and style.

Intuitive Flow Between Rooms

Bedrooms: three/four spacious bedrooms, each with en-suite bathrooms for ultimate privacy and comfort.

Living Spaces: two reception rooms offer versatile and elegant areas for relaxation and entertainment.

Kitchen: Bespoke German kitchen with Miele appliances, quartz worktops and Italian porcelain floor tiles.

Bathrooms: fully tiled luxury bathrooms with Hansgrohe taps, freestanding composite stone baths and LED mirrors.

Craftsmanship & Premium Finishes

- Oak plank flooring in bedrooms and living spaces with herringbone oak flooring in hallways.
- Contemporary timber staircases with aluminium balustrades and integrated LED lighting.
- Chrome ironmongery and dimmer switches for added sophistication.

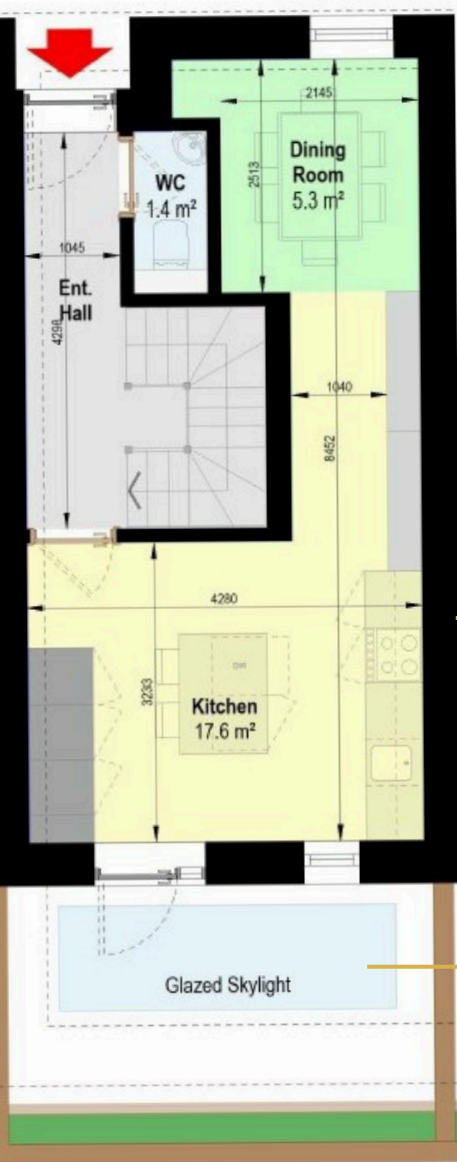
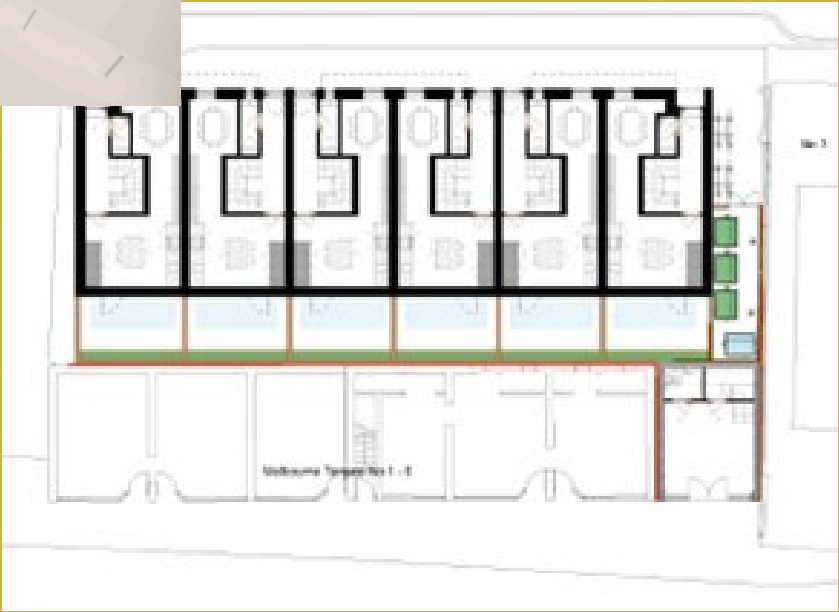
Peace of Mind

- Multipoint locking systems for all entrance doors and courtyards.
- 10-year structural warranty from Build-Zone.
- Secure, private parking.





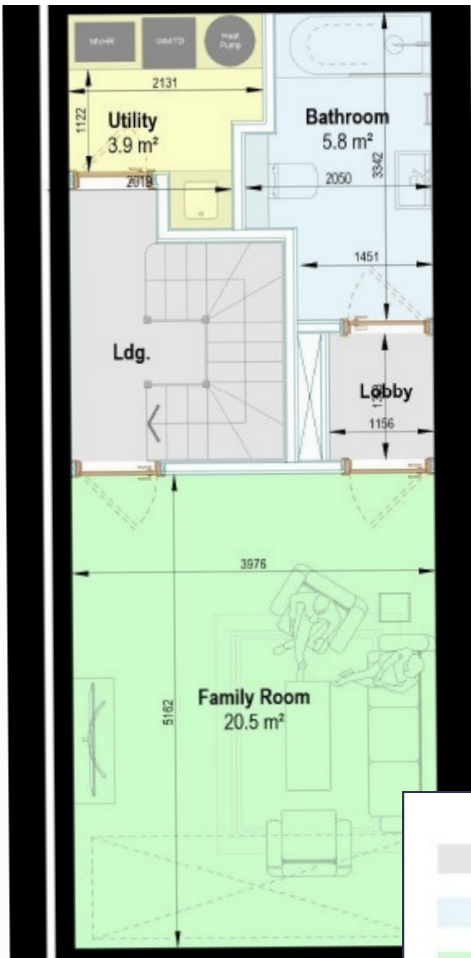
PROPOSED
SITE
PLAN



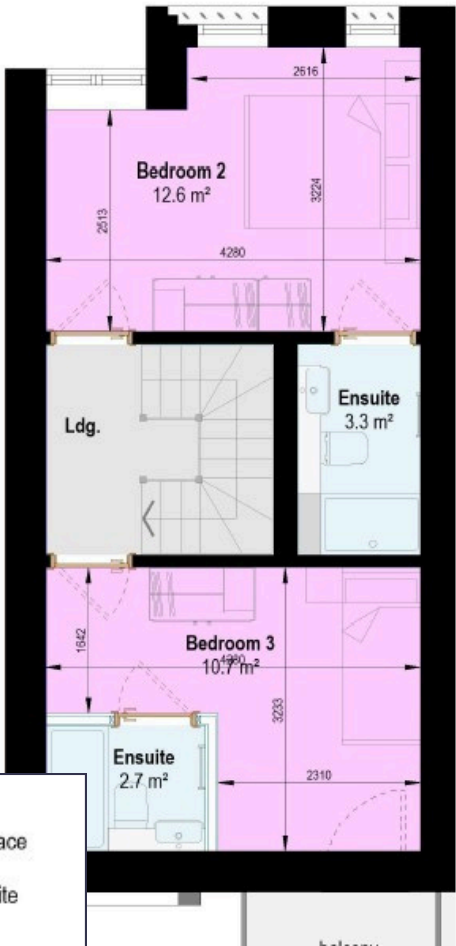
PROPOSED
GROUND
FLOOR
PLAN

- Circulation Space
- Bthroom/Ensuite
- Living Space
- Kitchen
- Bedrooms
- Roof terrace/Balcony

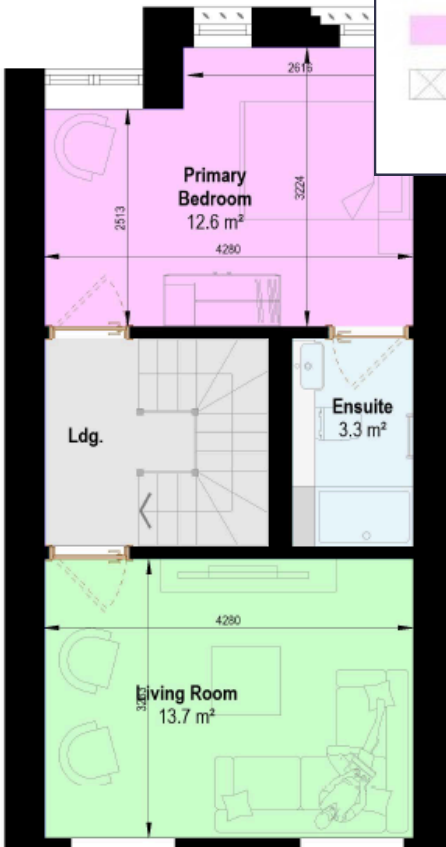




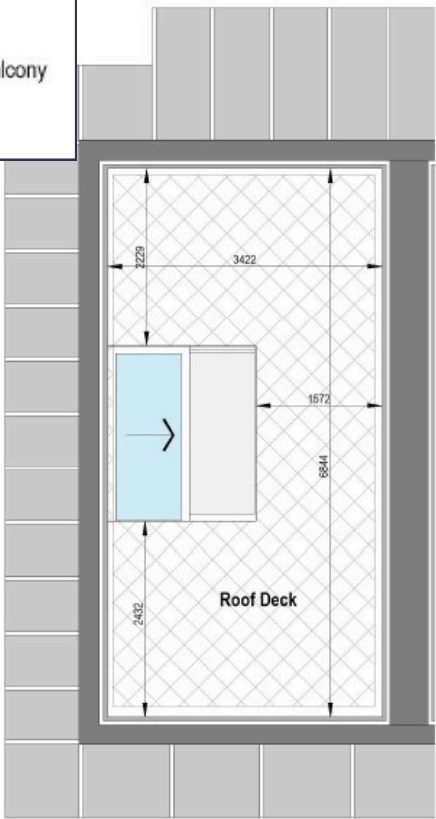
PROPOSED BASEMENT LAYOUT



PROPOSED FIRST FLOOR PLAN

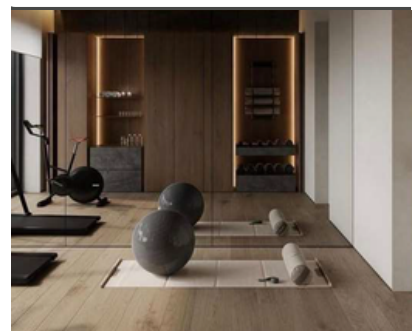
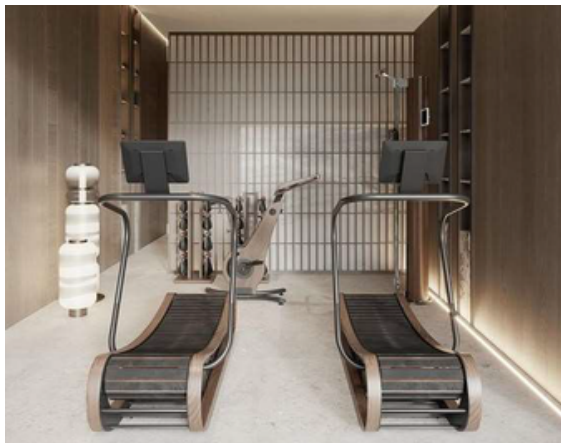


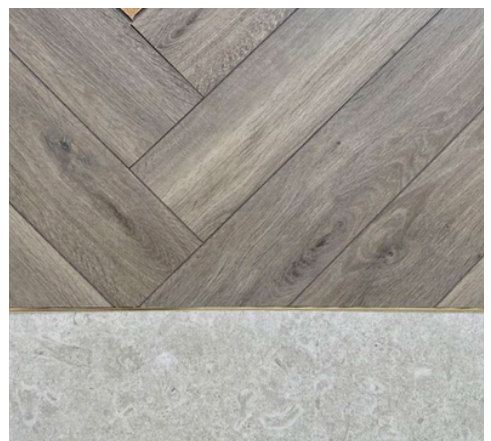
PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN







About the Developer

Melbourne Mews is proudly developed by Castlemere Developments Limited, a fast-growing private residential real estate developer with an exceptional reputation for delivering high-quality housing across London and the Southeast of England.

The directors of Castlemere Developments bring decades of experience in land acquisition, planning and new build construction.

Over the past 18 months alone, the team has successfully delivered over £20 million worth of residential developments, with six additional projects planned for completion in the coming year.

Sustainability & the Environment

Sustainability is at the core of Castlemere Developments' philosophy, driving a commitment to creating homes that are as environmentally conscious as they are exceptional in design.

Melbourne Mews embodies this vision with a range of eco-friendly features designed for energy efficiency and long-term sustainability.

These include advanced heat pumps that power both heating and hot water, underfloor heating for optimal energy use and mechanical ventilation systems that enhance air quality while reducing energy consumption.

This thoughtful approach ensures Melbourne Mews homes are not only built to high environmental standards but are also future-ready, delivering a living experience that aligns with the growing demand for sustainable and responsible housing.

With a proven track record, an innovative approach to construction and a dedication to sustainability, Castlemere Developments ensures that every project, including Melbourne Grove, represents the very best of modern urban living.

Castlemere Developments is also the driving force behind a groundbreaking airspace development initiative. By utilising unused rooftops in high-density areas, they create aspirational and affordable modular penthouse living environments.

This approach unlocks untapped value while delivering contemporary new-build homes at prices comparable to older properties on the market—offering luxury without the premium.





The Essence of Modern London Living

London and Hong Kong share a strong connection as global cities celebrated for their dynamic cultures, international outlooks and thriving communities. Frequent direct flights connecting the two cities in under 12 hours make London easily accessible for Hong Kong buyers, whether for business, education or leisure.

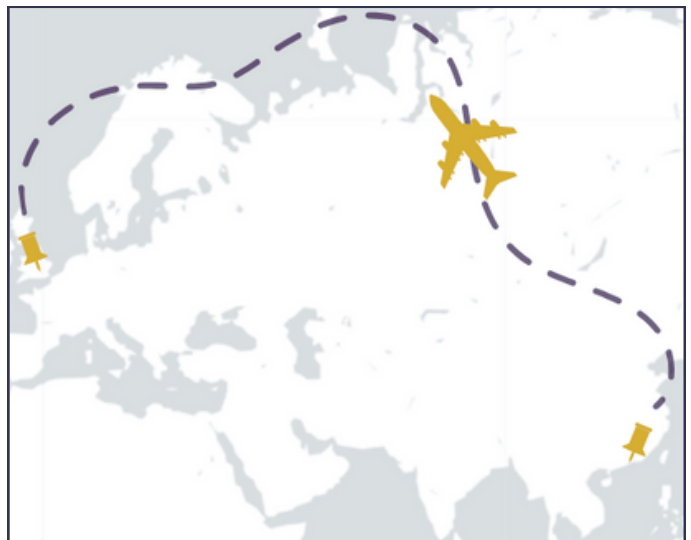
Renowned for its stability and long-term capital appreciation, London remains one of the most desirable property markets in the world. Its transparent legal system and strong demand for high-quality housing provide overseas buyers with a secure and valuable investment opportunity.

Melbourne Mews delivers a lifestyle that seamlessly blends modern luxury with the charm of a prestigious neighbourhood, offering a home that celebrates the best of London living.

These thoughtfully designed townhouses provide low-maintenance living, high-quality construction and exceptional long-term value.

With spacious layouts and a location offering excellent connectivity, Melbourne Mews is perfect for families, professionals and international investors.

Whether you choose to reside in London or invest from overseas, these homes represent a secure and lucrative opportunity in one of the world's most coveted locations.





Shaping Bright Futures

Dulwich has long been synonymous with excellence in education, making it one of London's most desirable locations for families. With a wide selection of outstanding schools—both state-funded and independent—residents of Melbourne Mews benefit from access to some of the finest educational institutions in the capital.

Top-Tier Independent Schools

Dulwich is home to some of the UK's most prestigious independent schools, renowned for their academic excellence, holistic development and outstanding facilities.

Dulwich College: one of London's leading independent schools for boys, Dulwich College has a rich heritage dating back to 1619. It offers a rigorous academic curriculum, state-of-the-art sports and arts facilities and an outstanding reputation for university placements.

James Allen's Girls' School (JAGS): a leading independent school for girls, JAGS combines academic distinction with a strong emphasis on creativity, music and the arts, nurturing well-rounded and ambitious students.

Alleyn's School: offering a co-educational environment, Alleyn's is known for its exceptional academic results, extensive extracurricular activities and a nurturing ethos that supports students in reaching their full potential.

Nurseries and Early Years Education

For younger children, Dulwich offers a selection of excellent nurseries and preschools, ensuring a strong foundation for lifelong learning.

Many local early years institutions follow Montessori and play-based learning approaches, fostering creativity, independence and social development from an early age.

A Community Committed to Education

Dulwich is not just a place to live—it's a place to grow. With a vibrant academic community, excellent libraries and access to world-class extracurricular opportunities, children in Dulwich are given every advantage to thrive.

Families choosing our exclusive property development will enjoy the privilege of being within close reach of these exceptional educational institutions, ensuring the best possible start for their children's futures.



Contact Us

Perfect for both homeowners and investors, Melbourne Mews offers a rare opportunity to own a prestigious townhouse in London.

Contact our team for more information or to arrange a private viewing:

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