

Prescott Place, Clapham SW4





A beautiful two bedroom mews house of approximately 1,223 sq ft, set within the sensational gated Prescott Place development.



The guide price is available upon request

Freehold

London Borough of Lambeth



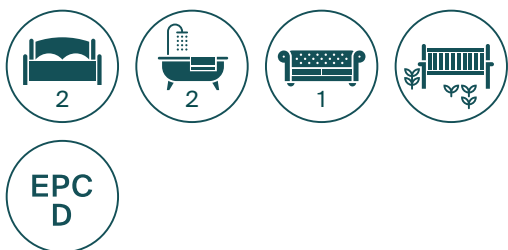


A contemporary finish situated in a tranquil landscaped courtyard in the heart of Clapham Old Town.

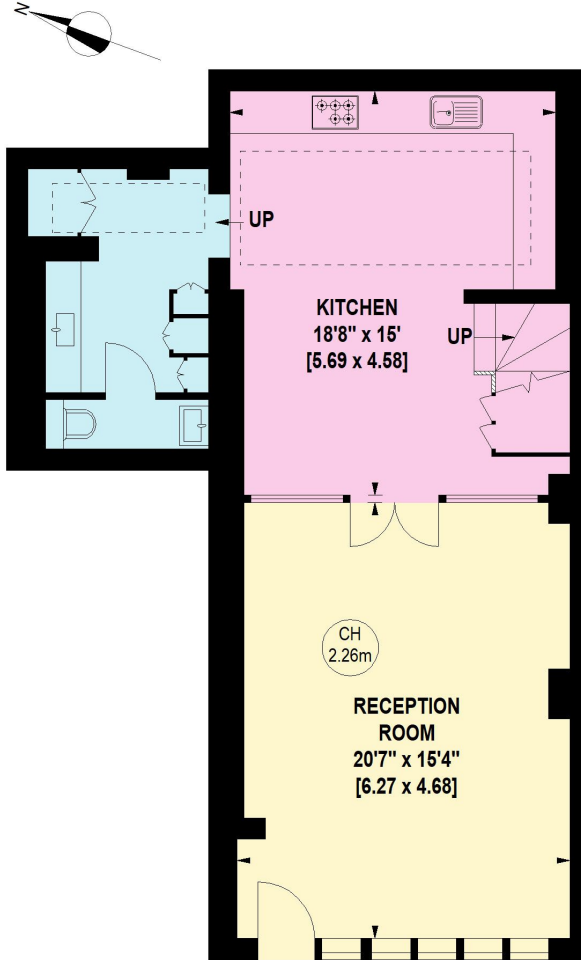
Entering this phenomenal home, you are presented with a large living area with dark stained chevron flooring, separated from the kitchen/dining room by beautiful Crittal French doors. Walking through the reception area you enter the kitchen with high-tech appliances and a useful utility room too with a WC.

Upstairs are two large double bedrooms with their own en-suites with double wash basins. In addition, there is a walk-in wardrobe in the main bedroom.

There are delightful views over and access to the tranquil mews courtyard.



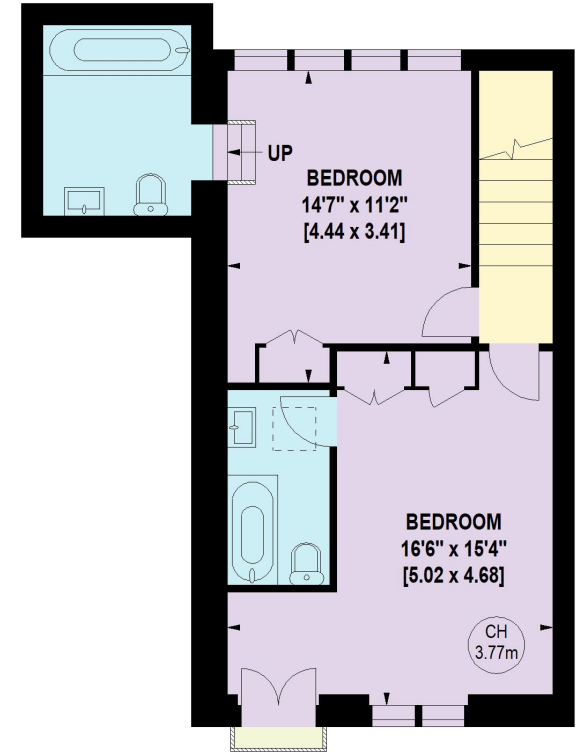
The amenities of Clapham High Street and Clapham Common are within easy reach. Good transport links can be found at Clapham North Underground Station (Northern Line), and Clapham High Street Station overground stations. The green spaces of Clapham Common are nearby too. The area is extremely well served by both good state and private schools.



GROUND FLOOR

Approximate Gross Internal Floor Area 113.62 sq m / 1,223 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



FIRST FLOOR

Knight Frank
Wandsworth
26 Bellevue Road
Wandsworth
SW17 7EB

[knightfrank.co.uk](https://www.knightfrank.co.uk)

We would be delighted to tell you more.

The Wandsworth team
020 8682 7777
wandsworth@knightfrank.com



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [March 2021]. Photographs and videos dated [March 2021].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.