



Park Hill, Clapham **SW4**



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Forming one of three properties on the site of a grand residence, Mews 1 is a newly built home with off street parking. Approached via a generous driveway, the mews houses have secure gated entrances. Upon entering, you are greeted with a generous hallway with a large skylight and guest cloakroom. The open plan kitchen Reception is to the front, finished with wood flooring and a range of integrated fitted appliances in the designer kitchen complete with Siemens appliances.



Guide price: £2,350,000

Tenure: Freehold

Local authority: London Borough of Lambeth

Council tax band: F

French doors open out on to the front. There is allocated off street parking here too. Upstairs is a reception room with valued ceilings and beautiful circular windows along with a shower room should it need to be used as a further bedroom.

On the lower ground floor are three generous bedrooms all with 3.97m ceilings. The dramatic height is perfect for Art, and large windows flood rooms with light. Two bedrooms are to the front, with access to a large patio area accessed via French doors. One is designed to be the principal bedroom and has a dressing room and a beautifully finished Bathroom. On the other side of the hallway, another bedroom looks at the two-story lightwell and feature tree.

There is also a separate utility room and a large family bathroom. No expense has been spared on the finishes, and the energy efficiency of the houses is exceptional (41 % better than building regulations requirements) and come with a 10-year guarantee.



Park Hill, SW4
 Approximate Gross Internal Area : 199.74 Sq. metres
 2160 Sq. feet

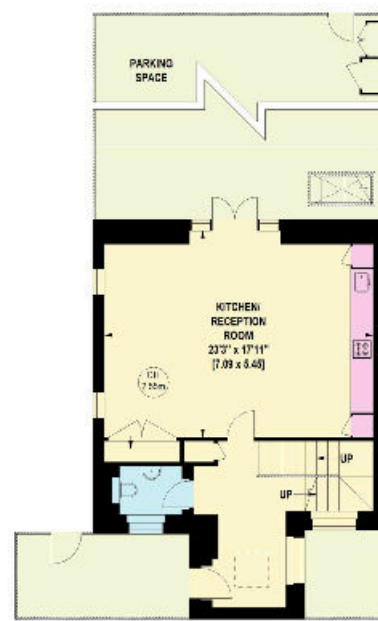
Key:
 CH - Ceiling Height



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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.

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