



Park Hill, Clapham **SW4**



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Upon entering, you are greeted by a grand hallway with high ceilings and a guest cloakroom with a shower. At the rear of the property overlooking the garden, is one of three bedrooms that features a vaulted ceiling that reaches an impressive height of 4.9m. On the lower ground floor, a large open plan, kitchen, dining and reception room. The incredible 3.76m ceiling height brings in an enormous amount of light, and there is a large lightwell with a beautiful up-lit tree as a feature between the living and sleeping accommodation.



Guide price: £2,350,000

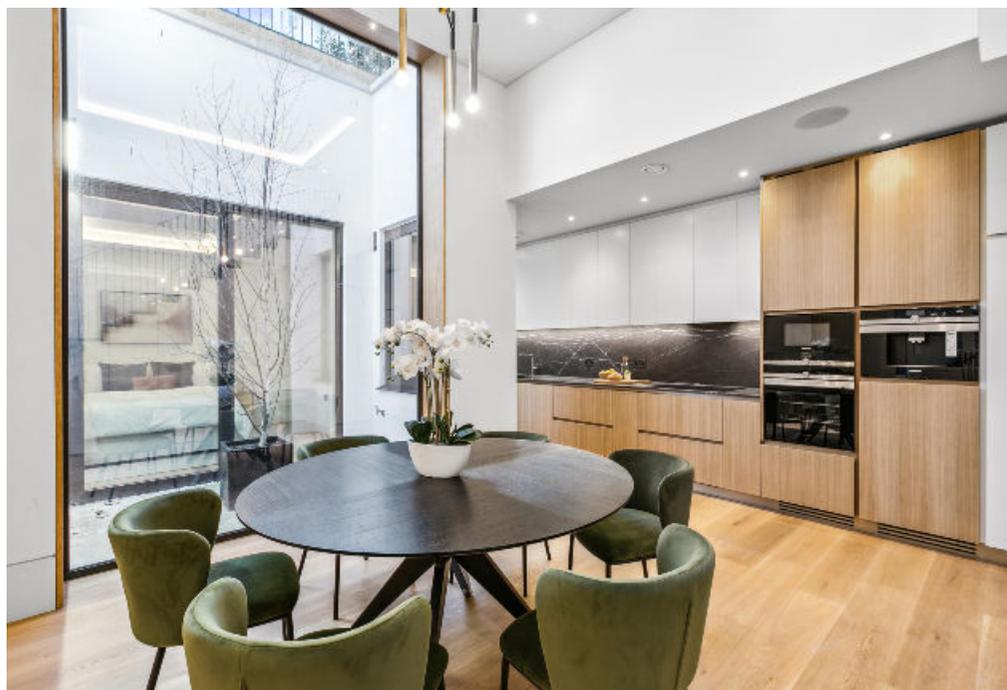
Tenure: Freehold

Local authority: London Borough of Lambeth

Council tax band: G

Forming one of three properties on the site of a grand residence, Mews 2 is a newly built home with a lower ground floor patio and lawned garden. Approached via a generous driveway, the mews houses have secure gated entrances.





The houses are brand new and are of an exceptional standard of finish with fully air-sourced heat pump and energy efficiency of 41% more than building regulation requirements. The house comes with a 10-year guarantee.

The beautiful kitchen runs the length of one end of the room and is fully integrated with a sleek modern design: Siemens appliances and black quartz worktops along with plenty of storage space. French doors lead from the reception room to the patio, which is finished in your stone and has an elegant staircase leading up to the private garden. The principal bedroom suite also shares access to the patio and further benefits from a dressing room and sensational en suite bathroom. An additional guest bedroom with en suite shower room is on this level.





Location

Located close to Abbeville village. Good transport links are nearby with Clapham Common Tube station 0.6mi away, providing access to the City and West End via the Northern Line. Brixton underground station is a 15min away and provides direct access to the Victoria Line. The green space of Clapham Common is close to hand and the area is well-served by a selection of state and private schools, IQRA Primary School and Sudbourne Primary School, as well as Eaton House The Manor and Parkgate House. All distances and times are approximate.





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Approximate Gross Internal Area : 161.27 Sq. metres
1736 Sq. feet



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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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.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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