



Sycamore Mews, London, SW4

4  2  2 

OFFERS IN EXCESS OF

£1,400,000
(£1,400,000)

Property details



Key features

- **4 Bedrooms**
- **Kitchen/Dining Room**
- **Study/Media Room**
- **Double-Aspect Reception Room**
- **2 Bathrooms (One En Suite)**
- **Off-Street Parking**
- **South-Facing Landscaped Garden**
- **Secure Gated Development**
- **Central Clapham Old Town Location**
- **Scope To Extend (Subject To The N**

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Description

A stunning and beautifully presented four bedroom home located in this most sought after gated development in the heart of Clapham Old Town, benefiting from off-street parking and a wonderful, south-facing garden. The beautifully presented accommodation comprises entrance hall, downstairs WC, study/media room leading to a useful store room and a modern kitchen/dining room with French doors opening to the wonderful, south-facing landscaped garden. On the first floor, there is a sizable double aspect reception room with a separate, beautifully appointed family bathroom, the whole could also be used as the principal bedroom suite. The second floor has three bedrooms with a beautifully presented en suite bathroom off the principal bedroom. Situation Sycamore Mews is a sought after gated development located in the heart of Clapham Old Town, moments from Clapham Common itself. The amenities of Clapham Old Town are within easy reach as are the wide open spaces of Clapham Common. Local transport links include Clapham Common Underground Station (Northern Line) and Clapham High Street (Overground), that along with excellent local bus services, provide quick and easy access into the City, West End and Canary Wharf. The area further benefits from an excellent selection of local state and private schools. Property Ref Number: HAM-57727



















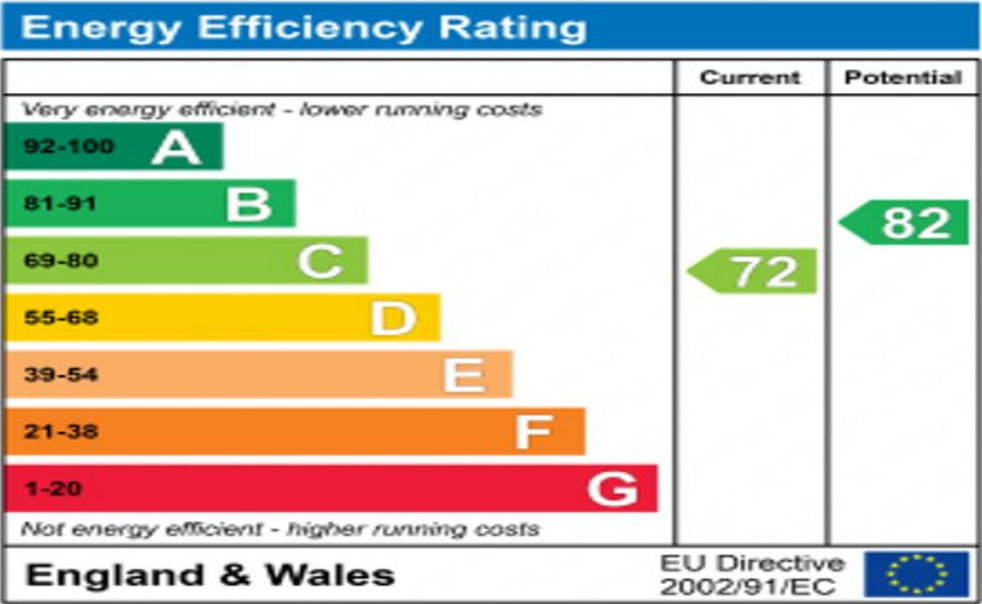












Floor plan

SYCAMORE MEWS

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 522 sq. ft. (48.5 sq. m.)

First floor = 435 sq. ft. (40.4 sq. m.)

Second floor = 422 sq. ft. (39.2 sq. m.)

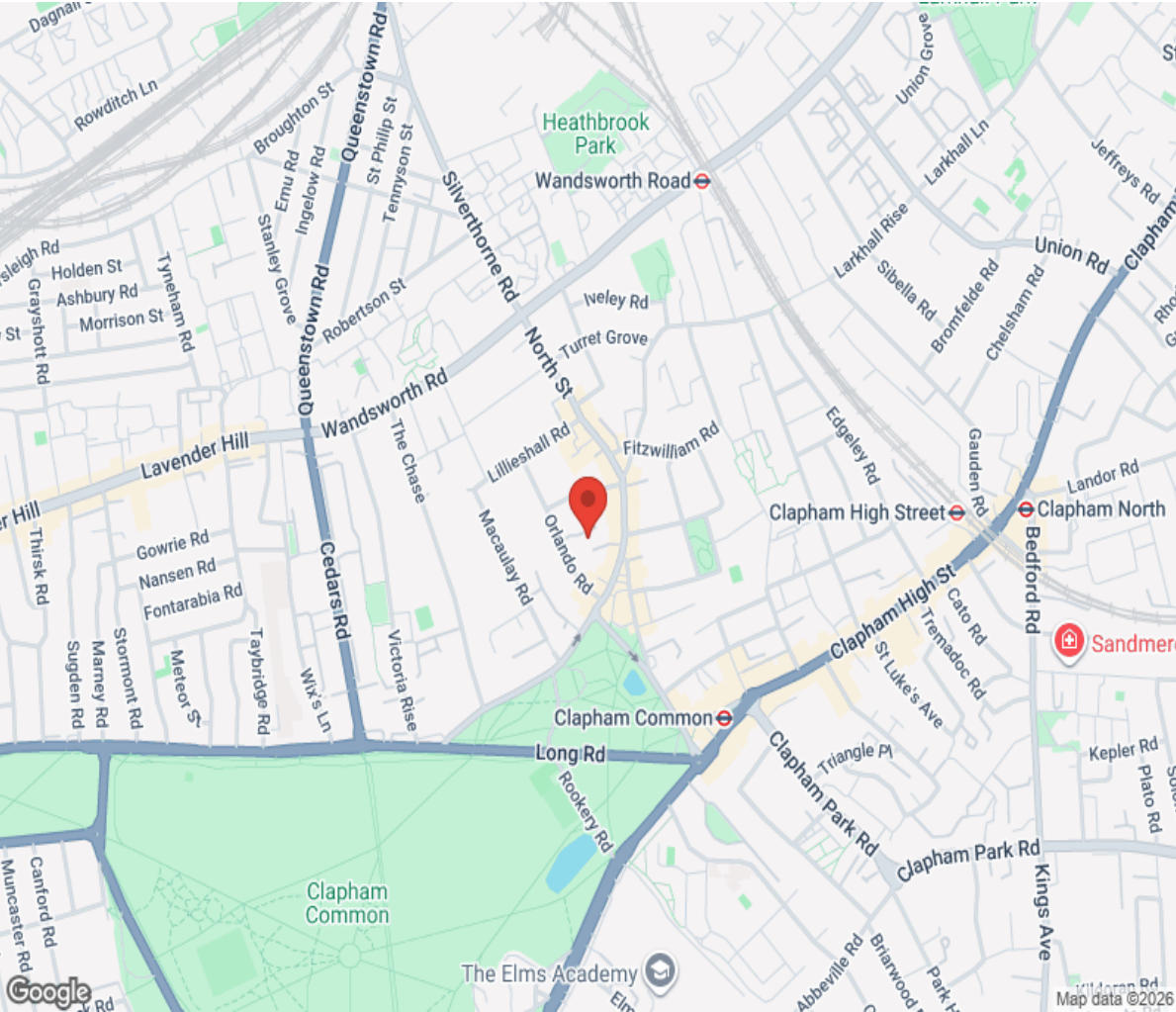
Reduced headroom = 13 sq. ft. (1.2 sq. m.)

Total = 1392 sq. ft. (129.3 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, fixtures and compass bearings before making any decisions about your home.

Location



Hamptons

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