

DANIEL COBB



A good size modern, three /four bedroom, three storey, semi-detached townhouse with a delightful garden, tucked away in a quiet mews off the highly desirable West Square. It also benefits from secure gated parking.

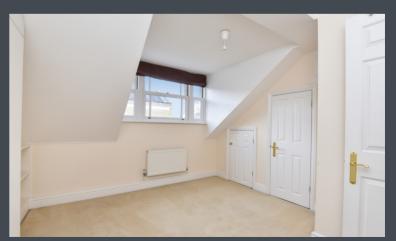
Daniel Cobb are very pleased to offer this wonderful family home. The property comprises of a large kitchen diner, plus separate dining room, study and a WC on the ground floor. A lovely, bright conservatory opens onto a delightful terraced garden. On the first floor is the formal reception room and large master bedroom which is en-suite. The second floor has two further bedrooms and the family bathroom.

The house is situated in a great location, and is close to all local transport facilities. Lambeth North underground (Bakerloo Line), Kennington underground (Northern line), both Waterloo and Elephant & Castle underground and Mainline stations, and all local bus services offer excellent transport links to The City, Westminster, the Southbank, Kensington and Chelsea and the river. In addition, there are a good selection of bars, cafes, shops and restaurants which are only a short walk away.





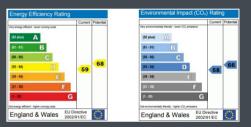




## Harmsworth Mews, Off West Square, London, SE11 APPROX. GROSS INTERNAL FLOOR AREA 1612 SQ FT 149.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT) Bedroom 2 15'8 (4.78) Bedroom 3 x 14'7 (4.45) 11'11 (3.63) x 11'2 (3.40) max **Denotes restricted** head height SECOND FLOOR Reception Room 15'8 (4.78) max Bedroom 1 x 13'5 (4.09) min 15'8 (4.78) x 11'2 (3.40) FIRST FLOOR Garden Kitchen / Diner Conservatory 'Approximate' 15'6 (4.72) 15'8 (4.78) 24'7 (7.49) x 11'7 (3.53) x 9'11 (3.02) x 16'8 (5.08) Reception Room 2 Study 12'8 (3.86) 7'5 (2.26) x 8'11 (2.72) x 7'5 (2.26) **GROUND FLOOR** Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no quarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation Copyright nichecom.co.uk 2018 Produced for Daniel Cobb REF: 245488

## DANIEL COBB

Tenure: Freehold



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