



**BRAND NEW HIGH SPEC HOMES
COMPLETE AND READY TO MOVE IN**

**CAMBOURNE MEWS
SOUTHFIELDS, LONDON SW18 5ED**

Guide Price £1,000,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8545 0591

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THE DESCRIPTION

Welcome to 1a & b Cambourne Mews SW18, A pair of brand new semi detached houses which have been completed to a high specification with no expense spared.

Both properties offer open plan lounge / kitchen / dining area, bedroom / office and cloakroom to the ground floor with three bedrooms and family bathroom at first floor

Outside to the front is a secured gated courtyard with bike and bin stores shared only between the 2 houses

To the rear is a private garden area accessed via bi folding doors

THE LOCATION

- ¾ mile from Wandsworth Town Centre
- 10 mins walk from Southfields Underground Station (District Line)
- 13 mins walk from Earlsfield Station (Over ground)
- 3 Miles from Battersea
- 6 Miles from the West End
- 8 Miles from the City

A selection of very good schools are nearby both private and state

PARKING

We understand each house can apply for 1 permit - There is no off street parking

WARRANTY

The properties will be sold with a 10 yr new homes warranty

IMAGES

Images shown are from house 1a which has been fully dressed as a show home



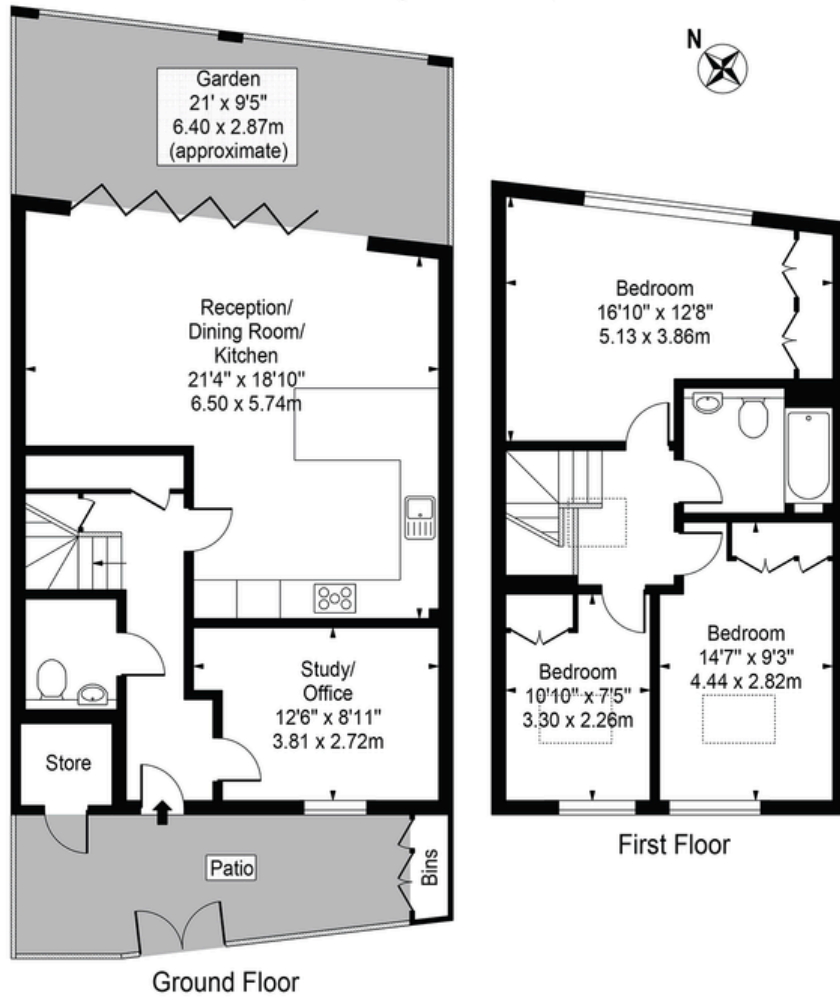
Christopher St. James
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1a Cambourne Mews Southfields, SW18 5ED
 Approx. Gross Internal Area 1129 Sq Ft - 104.89 Sq M
 (Excluding Store & Bins)

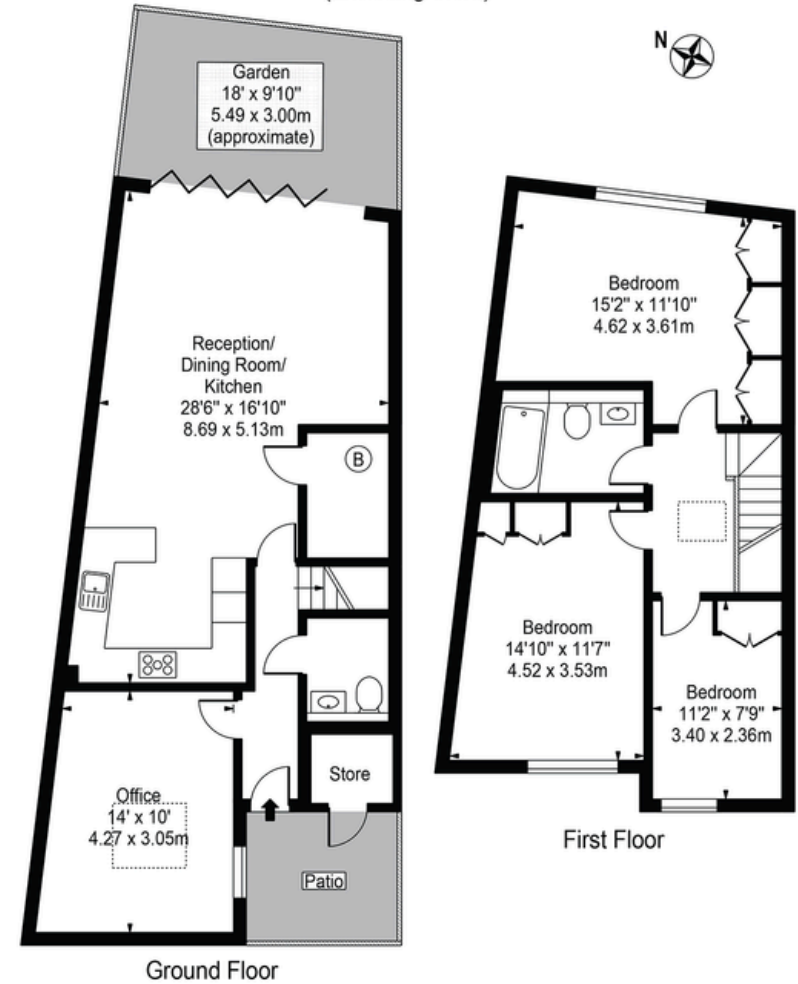


For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

1b Cambourne Mews, Southfields, SW18 5ED

Approx. Gross Internal Area 1235 Sq Ft - 114.74 Sq M
 (Excluding Store)



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THE SPECIFICATION

Quartz Stone worktops

Fridge/ Freezer - Neff – KI5862SE0G

Oven - Neff – B59CR7KY0B-BB

Combi – Neff – C29MR21Y0B-BB

Oven and Combi Strip to Connect Both Appliances – Z9105BY0

Hob – Neff – T48FD23X2

Extractor – Elica – ERAGRA72UK

Washer/ Dryer – Neff – V6320X2GB

Dishwasher – Neff – S153ITX02G

Sink – Caple – MODE050

Tap – Quooker – 3XRVS – Stainless steel

ADDITIONAL PLOT SPECIFICATIONS

Bathrooms:

Roca Toilets

Geberit flush plate

Roca vanity units

Cross water taps

Underfloor heating throughout both floors

Built in wardrobes

Cortizo bi folding doors

Parking permit for each plot

Gated entrance



THE PRICE

Guide Price £1,000,000 per unit

THE VIEWING

Viewings are available 7 days a week

Contact sole agents Christopher St James 020 8296 1270

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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