



Kings Avenue, SW4
£999,950

Dexters



Kings Avenue, SW4

A rarely available freehold home situated within a desirable, private gated mews, providing highly refined living and entertaining space with a west-facing garden and secure off-street parking.

The cleverly arranged accommodation includes a large reception room with an adjoining cloakroom and a dramatic mezzanine overlooking both the lower floor and the low-maintenance garden. On the lower floor, a light, well equipped kitchen with breakfast island sits alongside an impressive dining/entertaining space, with bi-folding doors opening onto a patio. There is also a double bedroom with fitted storage and an en suite bathroom.

Over the first floor, there are two double bedrooms with fitted wardrobes, and a family bathroom. The principal room has en suite facilities and a balcony. The property further benefits from underfloor heating throughout and an air source heat pump. Furthermore, Certificates of Lawfulness have been granted for the construction of a full additional floor and a subterranean garden room (Lambeth Planning Refs: 21/04892/LDCP & 22/01454/LDCP).

Kings Avenue provides easy access to the shops, bars, and restaurants of Abbeville Village, central Clapham, and central Brixton. Excellent transport links to Clapham Common, Clapham North & Brixton Underground

Features

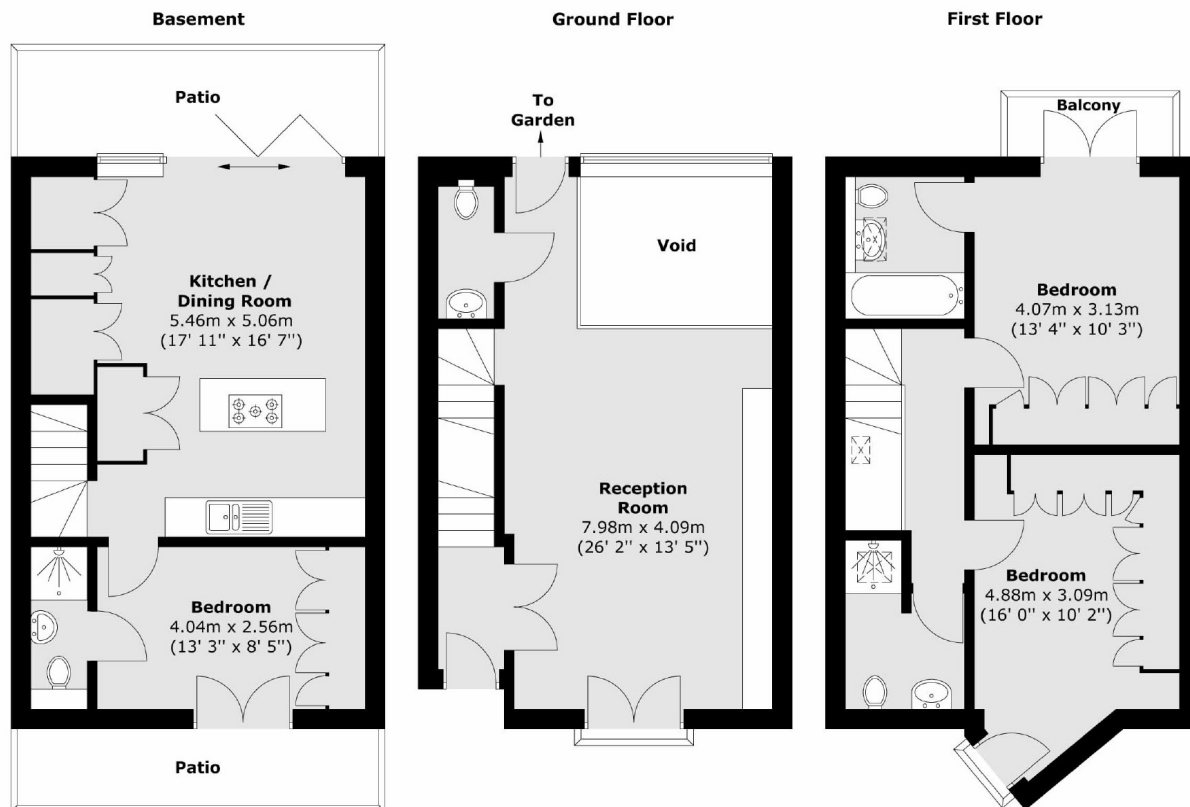
- Freehold Mews House
- Three Bedrooms
- Three Bathrooms
- Off Street Parking
- Options to Extend
- Chain Free







Kings Avenue, London, SW4



Total area (approx.) : 117.7 sq. m (1267 sq. ft)
 Total balcony area (approx.) : 2.6 sq. m (28 sq. ft)
 Total patio area (approx.) : 14.6 sq. m (157 sq. ft)
 (Excluding Void)

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 Sales
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Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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 and Letting Agent

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