



Park Hill, SW4
£1,985,000

Dexters



Park Hill, SW4

This semi-detached, newly built mews home forms one of two rare and exciting opportunities to own a property expertly crafted from the ground up with contemporary elegance and thought-provoking functionality at the forefront of its design.

Arranged over three floors the property extends to an impressive 2,149 sq.ft and has exceptional ceiling height throughout, the ground floor comprises a wide hallway with a guest cloakroom and an inspiring open plan reception room floored with oak and a bespoke kitchen featuring a range of integrated appliances. A further reception room with a valuated ceiling and a shower room reside on the first floor, the former could easily be used as a fourth bedroom. Over the lower floor are three double bedrooms, two bathrooms and a well-equipped utility room. The principal bedroom has a walk-through dressing room and en suite facilities. Further benefits include an intercom system, security cameras, an air source heat pump and exceptional energy efficiency (35 % better than building regulations requirements).

Park Hill is situated within the Abbeville Village, a highly desirable area renowned for its many boutique shops, bars and restaurants. Clapham Common along with its respective station (Northern Line), are just a short street away.

Features

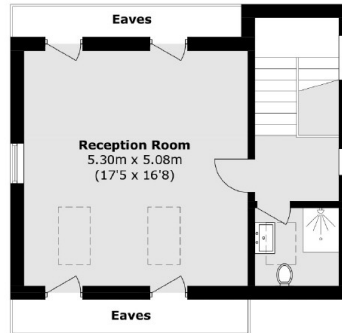
- Private Off Street Parking
- 10-Year Build Warranty
- Under Floor Heating Throughout
- Sonos Music System
- CAT 5 Data Throughout



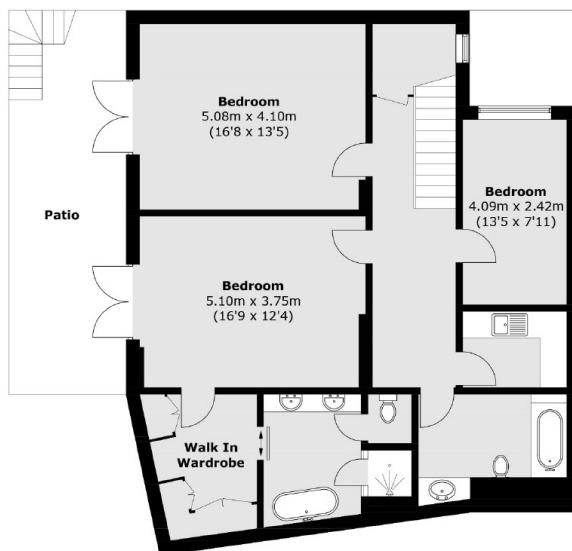




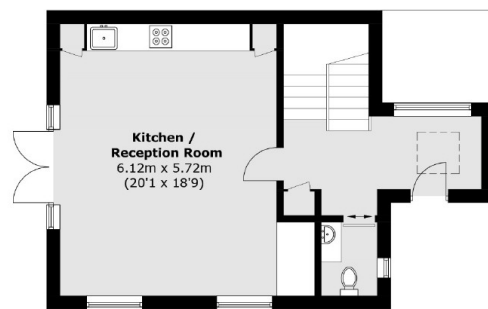
Park Hill, London, SW4



First Floor



Basement



Ground Floor

Total area (approx.): 187.3 sq. m (2,016.1 sq. ft)
(Excluding Eaves)

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28 Abbeville Road
London
SW4 9NG
Sales
020 8742 4140

Energy Rating: B. 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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