



## HARPER MEWS, SW17 0JP

### Offers Over £650,000

We are delighted to offer to the market this well-presented modern mews house, set within a quiet and private gated development just off Garratt Lane, known as Harper Mews. The property is conveniently located within easy reach of Earlsfield Mainline Station, along with the wide range of shops, cafés, and other local amenities the area has to offer.

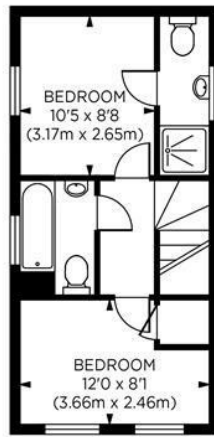
Internally, the accommodation comprises a spacious reception room with a bay window, a kitchen, two double bedrooms, two bathrooms, and a downstairs WC. Further benefits include off-street parking, visitor parking, excellent storage (including loft space), double glazing throughout, and a charming private rear south-west facing garden. Offered to the market with no onward chain and freehold tenure. EPC rating D. Council Tax Band E. Please see the virtual tour provided: <https://my.matterport.com/show/?m=5SmMmX1QcqS>



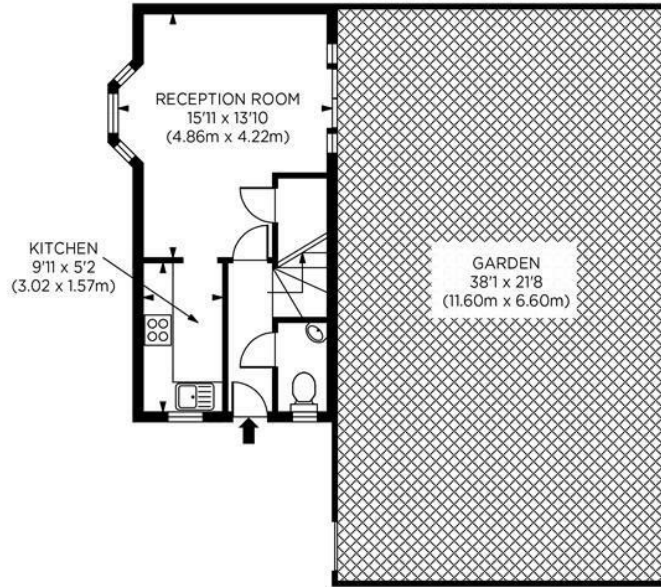
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Registered in England & Wales No. 5585458



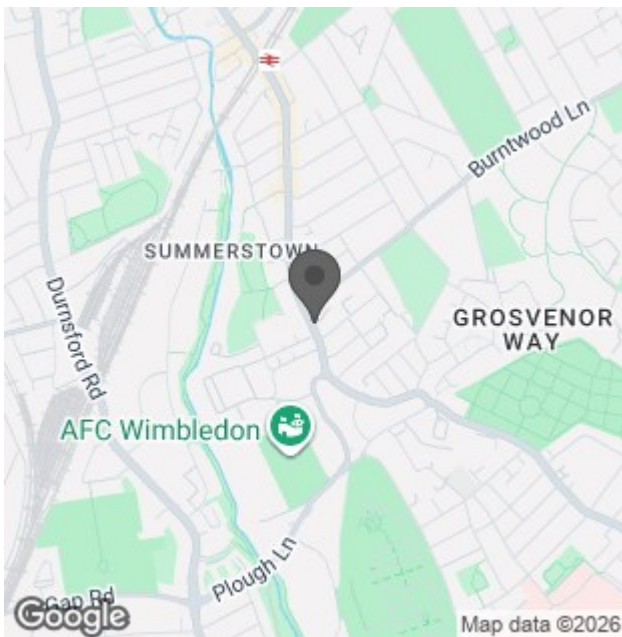


FIRST FLOOR



GROUND FLOOR

Harper Mews, SW17 0JP  
Gross Internal Area 657 sq ft/ 61 sq metres  
photosandfloorplans.com



| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           | <b>84</b> |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                | <b>64</b> |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not energy efficient - higher running costs                     |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|                                                                 | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>                                              |           |           |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                |           |           |
| (39-54) <b>E</b>                                                |           |           |
| (21-38) <b>F</b>                                                |           |           |
| (1-20) <b>G</b>                                                 |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

For an instant or face to face valuation, please scan the QR code:



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