



## SYCAMORE MEWS, SW4 0SY

### Offers Over £650,000

A rare opportunity to live in one of the spectacular apartments in Sycamore Mews. Situated in the delightful Clapham Old Town with its wealth of trendy bars and restaurants and a short walk from Clapham Common tube station, this fantastic property must be viewed. Offering two double bedrooms, two bathrooms, with one being an en-suite, a large living area with ample entertaining space, a fully fitted kitchen and gated off street parking. In addition the apartment offers ample storage and is being sold with no onward chain. Leasehold. EPC rating C. Council Tax band E. Please see the link provided for a virtual tour: <https://my.matterport.com/show/?m=aq1CKd3fY75>

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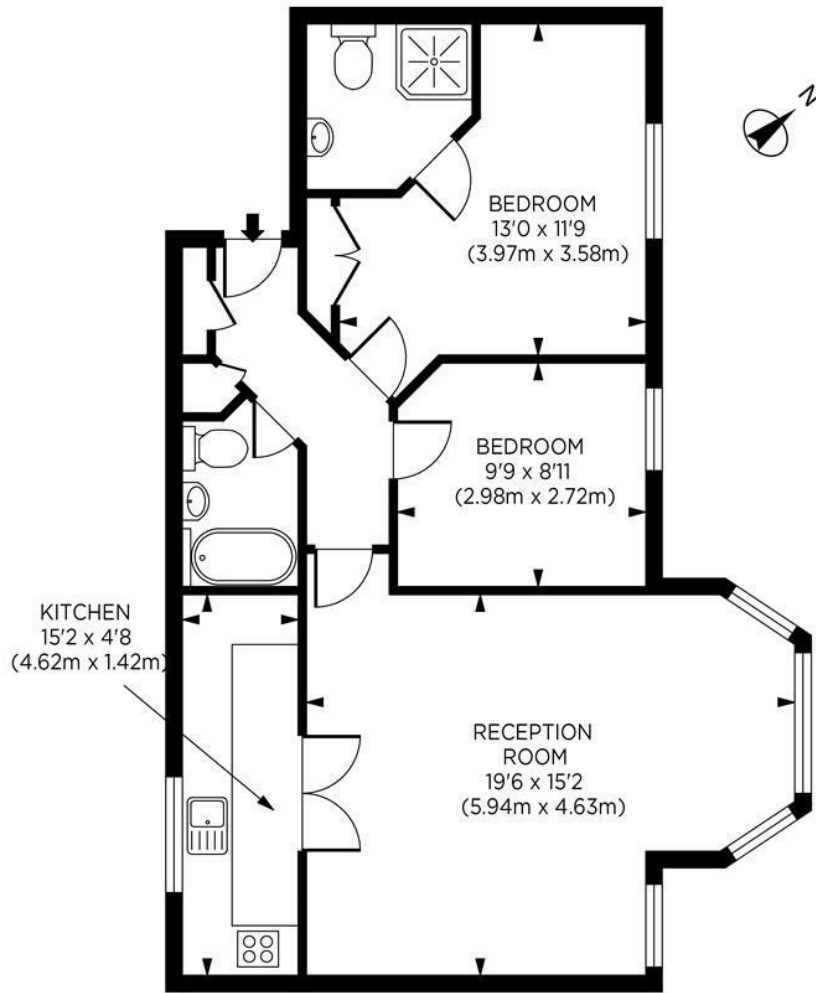


[www.maalems.co.uk](http://www.maalems.co.uk)

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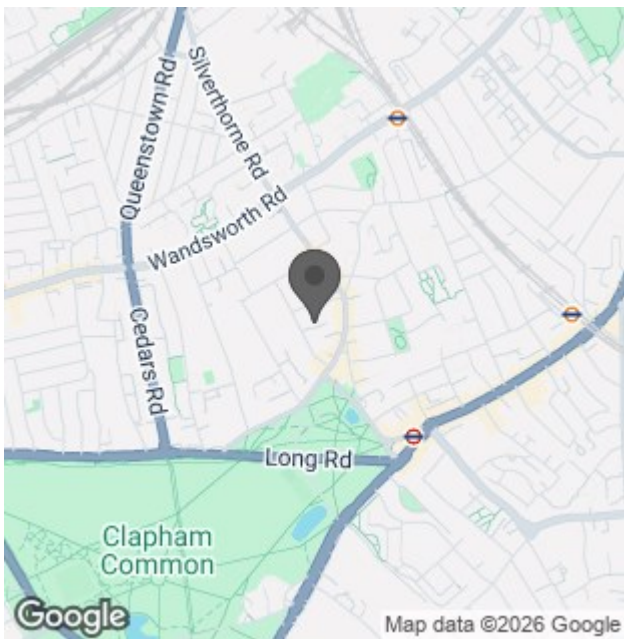
Registered in England & Wales No. 5585458





**SECOND FLOOR**

**Sycamore Mews, SW4 0SY**  
Gross Internal Area 700 sq ft/ 65 sq metres  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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