



BROOKFIELD MEWS

LONDON, SW13 0DP

£875,000
LEASEHOLD

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- Four bedrooms • Three bathrooms • Open plan kitchen/reception room • Garden • Allcoated parking • Split level



Nestled within a recently constructed mews development in Barnes, this stylish modern property offers proximity to the local shops and amenities of White Hart Lane and Barnes Village.

The home spans approximately 1,300 sq ft over two floors, featuring four bedrooms, one currently utilised as a custom-designed dressing room, and two with en-suite facilities. Additional benefits include a separate shower room, cloakroom, and a stunning open-plan living area with a kitchen equipped with integrated appliances and stone countertops.

The property also boasts underfloor heating, double glazing, an allocated parking space, and a low-maintenance rear courtyard garden.

Set close to the cafes, restaurants and shops on White Hart Lane. Nearby schools include St Paul's School, The Harrodian, The Swedish School, Ibstock Place School, St Osmund's (RC), and Barnes Primary School.

The home is within walking distance of both Barnes and Barnes Bridge Stations.

Check your broadband and mobile coverage here <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>

Check your flood risk here <https://www.gov.uk/check-long-term-flood-risk>

Tenure: Leasehold 144 years

Service charge: £3800pa

Council: Richmond

Council tax band: E

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Approx. gross internal area 1303 Sq Ft. / 121.0 Sq M

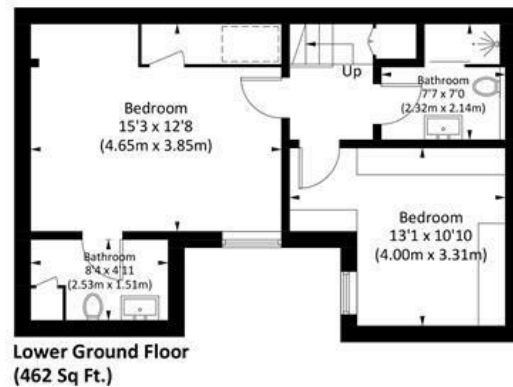
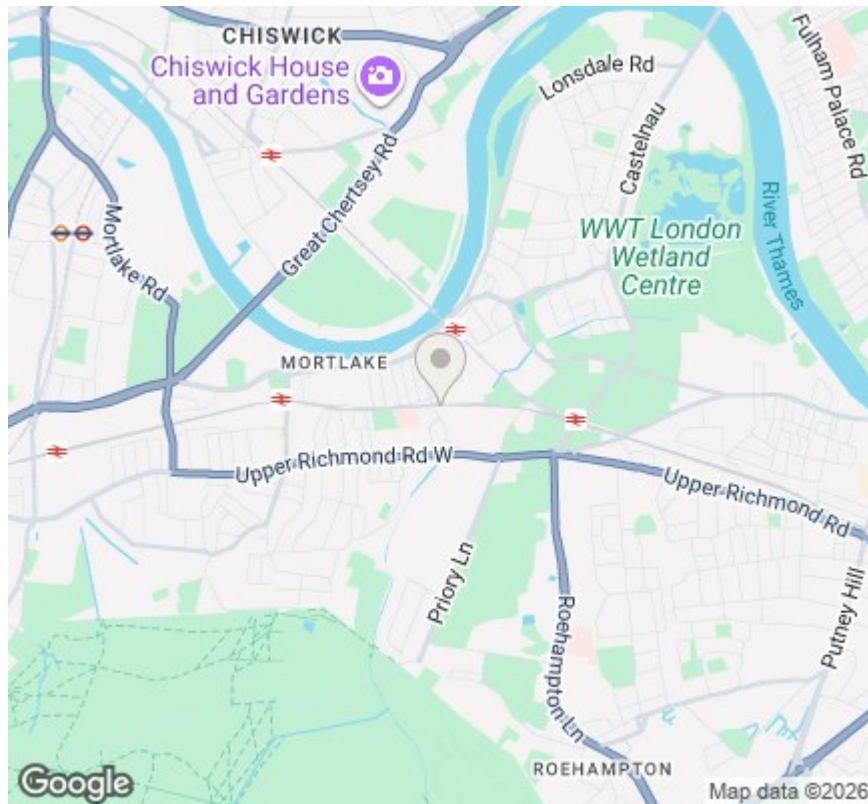



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1107980)

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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 88 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements