



SUNLIGHT MEWS

London SW6



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A luxurious four bedroom mews house with lateral accommodation in this private gated development.

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Local Authority: London Borough of Hammersmith and Fulham

Council Tax band: H

Tenure: Freehold

Service charge: £5,000 per annum

**Guide price: £2,500,000**



## LUXURY LIVING WITHIN AN EXCLUSIVE GATED MEWS

A luxurious four bedroom mews house offering beautifully designed lateral accommodation, set within an exclusive private gated development comprising only a handful of homes. This exceptional property is ideally suited as a lock up and leave residence, combining privacy, security, and refined living.

The ground floor offers an impressive 38 foot open plan kitchen, dining and sitting area, flooded with natural light and opening via glazed doors onto two completely private, south west facing garden spaces—perfect for both entertaining and everyday relaxation. The bespoke kitchen is finished to an exacting standard, featuring high specification cabinetry and integrated Siemens appliances. Adjoining this space is a versatile guest bedroom, currently arranged as a gym, complemented by a stylish shower room.







## WELL-BALANCED BEDROOM ACCOMMODATION

There is a separate home office space leading to the first floor which offers three well proportioned bedrooms. The principal suite benefits from a generous en suite bathroom and access to a sunny private roof terrace. The remaining bedrooms are served by a contemporary family bathroom. One bedroom is currently configured as an exceptional walk in wardrobe / dressing room, though it can easily be reinstated as a bedroom if desired.

This elegant mews house offers contemporary luxury with flexible living space, underfloor heating throughout and integrated Sonos throughout (other than utility room and dressing room), all set within a discreet and highly sought-after gated setting.



Please Note - All timings and distances mentioned are given as a guide only and are approximate



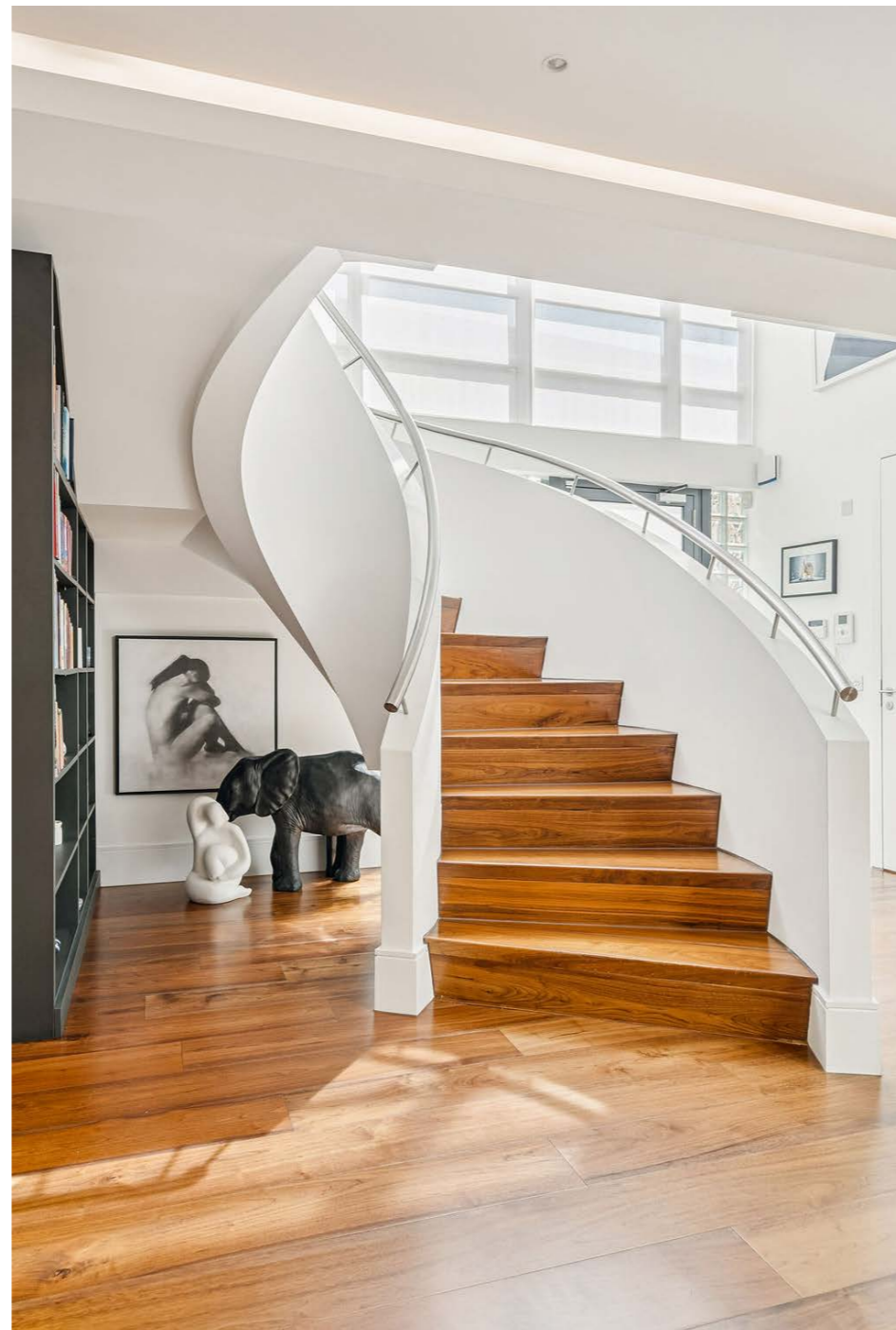


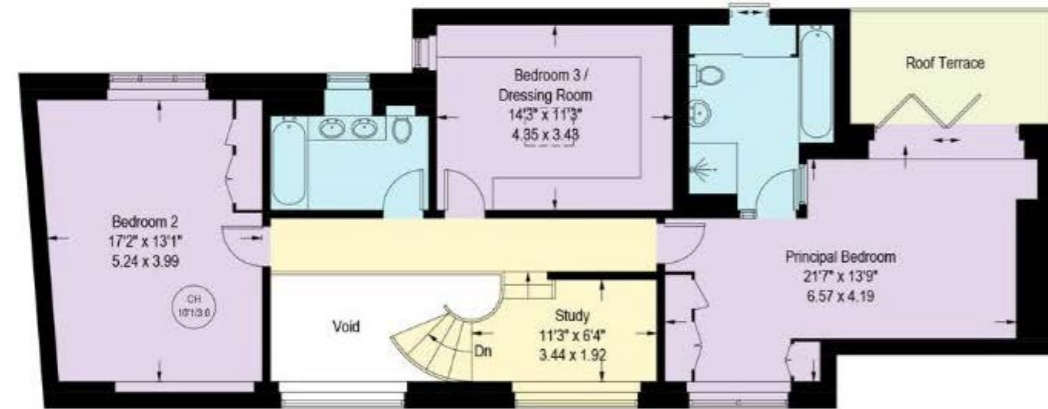
## CLOSE TO RESTAURANTS, COFFEE SHOPS AND AMENITIES

Sunlight Mews is ideally located close to the Chelsea Harbour Club and the excellent array of shops, coffee shops, restaurants and local amenities found along Wandsworth Bridge Road, Parsons Green and the famous Kings Road. The nearby Thames Path provides attractive riverside walks, while the open green spaces of South Park and Eel Brook Common are also within easy reach.

Transport connections are excellent, with Imperial Wharf station approximately 0.3 miles away and Chelsea Harbour Pier around 0.5 miles, offering a Thames Clipper service. Several regular bus routes also operate locally.

The area is well served by a strong selection of nurseries and schools, including Marie d'Orliac, Pippa Pop Ins, Millie's Playhouse, Puffins and Thomas's Fulham.





First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1294925)

(Including Store)

Approximate Gross Internal Area = 233.46 sq m / 2,529 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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