



PAKEFIELD MEWS, SW2  
£1,200,000 FREEHOLD

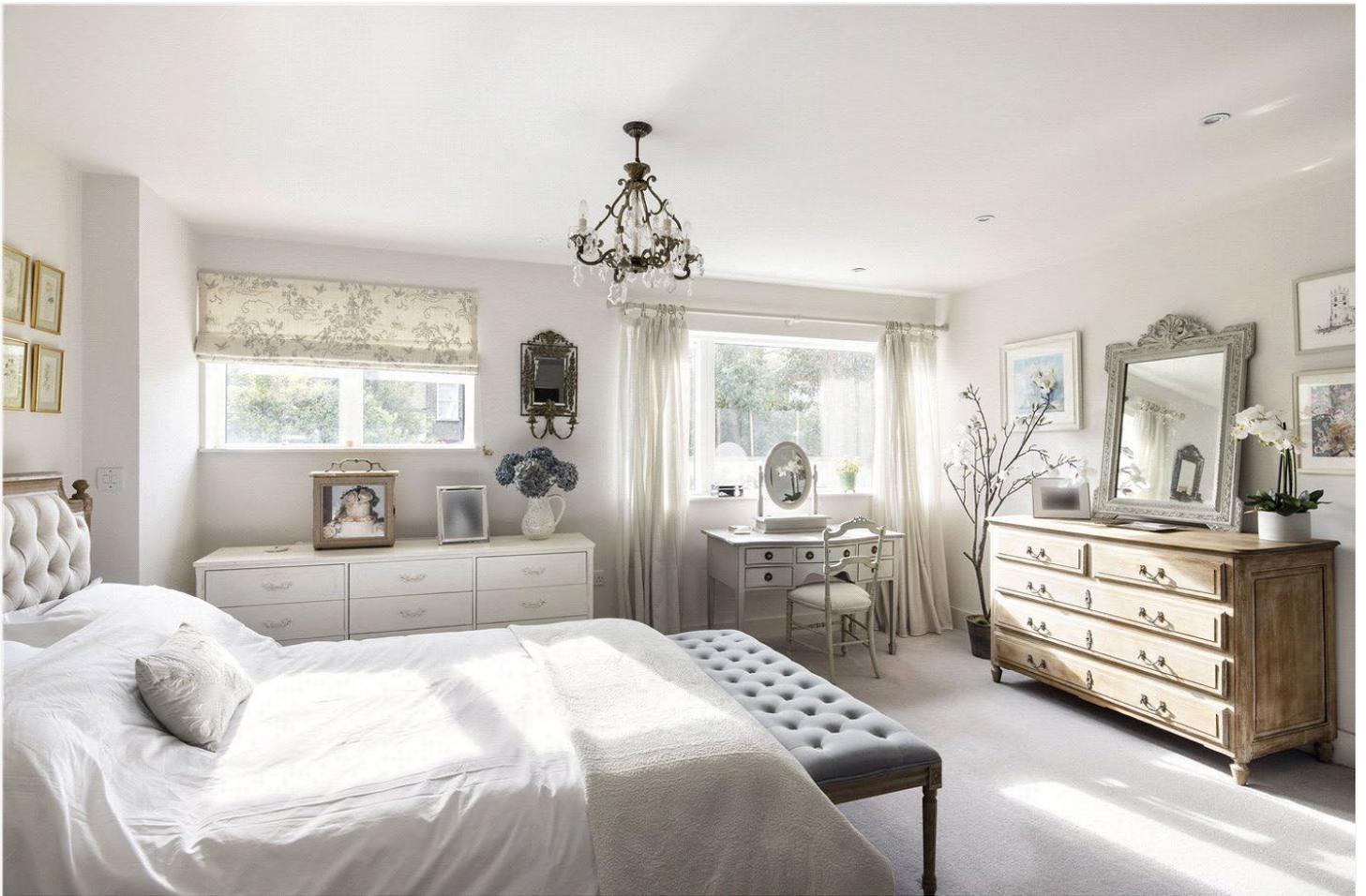
## A MODERN FIVE BEDROOM TOWN HOUSE OFF STREATHAM HILL

Herne Hill | 0207 501 8950 | hernehill@winkworth.co.uk

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### DESCRIPTION:

We are delighted to offer for sale this most attractive modern town house with off-street parking in a sought-after location by Streatham Hill. The entrance hall opens to the beautifully co-ordinated living space boasting underfloor heating. The open plan kitchen-reception room has parquet wooden floors throughout and a large double-glazed bi-folding door to the rear which seamlessly interconnects with the contemporary-style rear garden, which is perfect for in/out living and summer entertaining. This stunning, bespoke kitchen is complete with a range of high quality fitted appliances. Practical features on this level also include a guest WC and a under stairs storage cupboard.

Upstairs on the first floor there are two double bedrooms (one principal room with an en-suite bath and dressing area.) Three further double bedrooms and a smart modern family bathroom comprise the second floor as well as an additional storage cupboard.

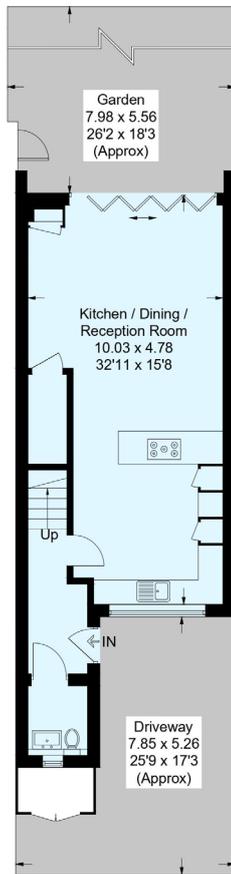
Further benefiting from being extremely energy efficient aided by solar panels. The garden extends approximately 26ft. The house is located on a private mews just off Wavertree Road which is accessed via an automatic barrier and is very popular, especially with families because of the easy access to the excellent local schools. Commuting into central London from Streatham Hill station or Brixton Tube is easy and there is great local shopping and restaurant/bars/cafes just at the bottom of the road.





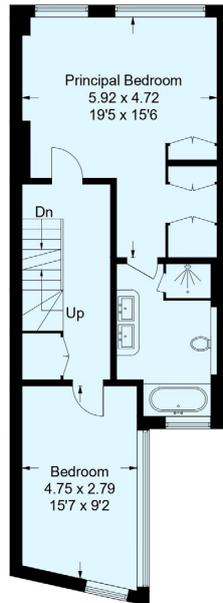
## Pakefield Mews, SW2

Approximate Floor Area = 171.0 sq m / 1840 sq ft  
Including Limited Use Area (3.2 sq m / 34 sq ft)

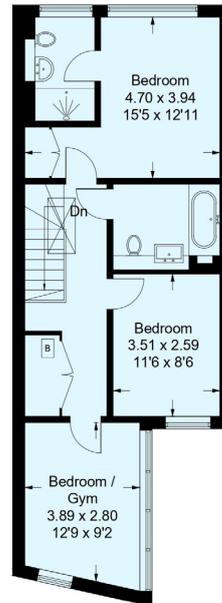


**Ground Floor**  
52.8 sq m / 568 sq ft

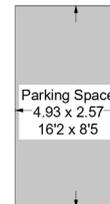
☐ = Reduced head height below 1.5m



**First Floor**  
59.4 sq m / 639 sq ft



**Second Floor**  
58.8 sq m / 633 sq ft



(Not Shown In Actual  
Location / Orientation)

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. (ID911573)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		91	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-58) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold

**Service Charge:** £1,000 per annum

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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