



RUSH COMMON MEWS, LAMBETH, SW2
£1,195,000 FREEHOLD

AN EXQUISITE CONTEMPORARY HOME IN THE HEART OF BRIXTON HILL

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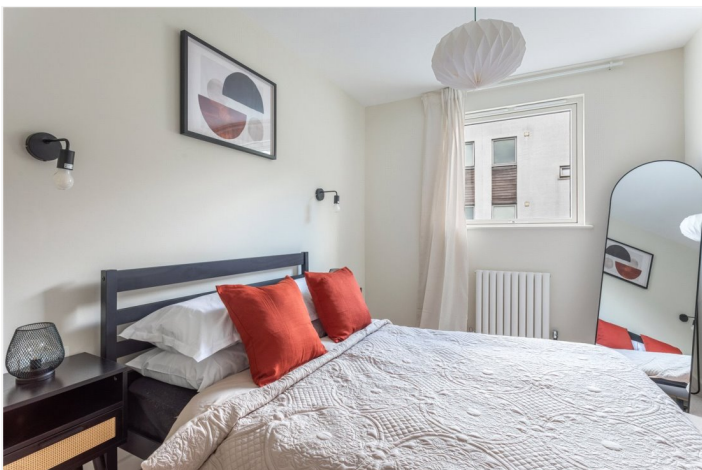


DESCRIPTION:

Welcome to this beautiful contemporary home in the tranquil Rush Common Mews. This stunning property effortlessly blends modern design with comfort, creating an ideal retreat for those seeking a luxurious urban lifestyle.

As you step inside, you're greeted by an inviting hallway that leads to a spacious reception room filled with natural light, creating a warm and welcoming atmosphere. The open-plan kitchen and dining area are a chef's dream, featuring sleek cabinetry, top-of-the-line appliances, and a stylish island that serves as the heart of the home. The smooth transition from the dining area to the private garden makes it perfect for entertaining and relaxation. This home boasts four generously sized bedrooms, each thoughtfully designed with ample storage and elegant decor. The master bedroom is a true sanctuary, complete with a chic en-suite shower room and access to a private balcony. The additional bedrooms are equally impressive, offering flexibility for family living or guest accommodation. A dedicated study provides a peaceful space for work or creative pursuits, enhanced by plenty of natural light and tasteful furnishings. The outdoor areas include a delightful garden, perfect for alfresco dining, and a charming terrace that offers a peaceful retreat with lovely views of the surrounding architecture.

Located in Brixton Hill, this home is close to outstanding schools, vibrant local amenities, and excellent transport links. The area is known for its eclectic mix of shops, cafes, and entertainment options, making it a desirable location for families and professionals alike. Additionally, it's conveniently close to Brockwell Park, Herne Hill, and Streatham Hill, offering plenty of opportunities for outdoor recreation and leisure. The nearby transport links ensure quick and easy access to Central London and beyond, enhancing





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Approx. Gross Internal Floor Area 1456 sq. ft / 135.23 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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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)	A		
(81-91)	B		84
(69-80)	C	72	
(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

Council Tax Band: E

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.

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