



## Singer Mews, London, SW4

£575,000 Leasehold

A wonderful modern two-bedroom purpose built flat on the fourth floor with wrap around balcony and private roof terrace found just off Clapham Road on Union Road in Stockwell and borders Clapham North. The flat is within close proximity to Clapham Old Town and Clapham Common, and all the amenities the area has to offer.

## LOCATION

Singer Mews is a secure and gated private development situated just off Clapham Road in Stockwell/Clapham North. You are all but a short walk away from Stockwell, Clapham High Street, Clapham Common, and Wandsworth Road with a multitude of shops, delicatessens, cafés and restaurants very close by.

## DESCRIPTION

Enter the flat on the fourth floor, and immediately to your left you will find the second bedroom with direct views out on to the private roof terrace. This bedroom provides space for a double bed and further free-standing furniture.

Continue down the hallway, the bathroom is on the right-hand side equipped with bath with overhead shower, heated towel rail, basin with large mirror, extraction, and W.C. Next door is the boiler cupboard offering additional storage.

Opposite the bathroom is the main bedroom. This bedroom is spacious and bright providing space for a double bed and free-standing furniture in addition to the built in storage available. This bedroom overlooks the immense wrap around balcony.

At the end of the hallway on the right is the kitchen. The kitchen includes integrated large fridge/freezer, electric fan-powered oven with induction hob and ventilation, sink, dishwasher and washing machine. There is ample built in storage available both above and below the kitchen units.

The kitchen opens out to the sitting room which offers fantastic entertaining space with an area just off perfectly reserved for a dining table and chairs. There is plenty of space to accommodate multiple sofas, coffee table, and perhaps an additional desk for those working from home. The area is light and spacious thanks to the many windows.

The wrap around balcony with South and East facing aspects is accessed via the sitting room and neatly provides access to the large roof terrace. This space is perfect for entertaining in the summer months and enjoys pleasant views.

## LOCAL AUTHORITY

Lambeth

## TENURE

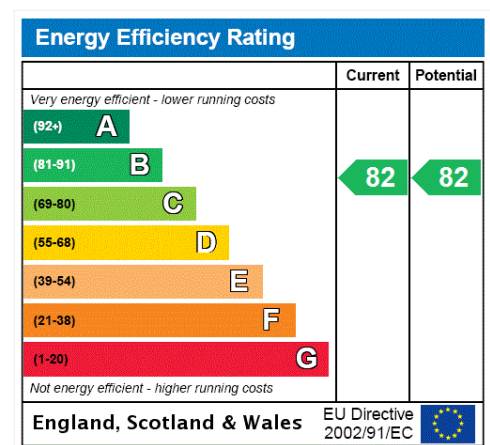
Leasehold - 90 years

Service Charge - £2,260.08 per annum

Ground Rent - £300.00 per annum

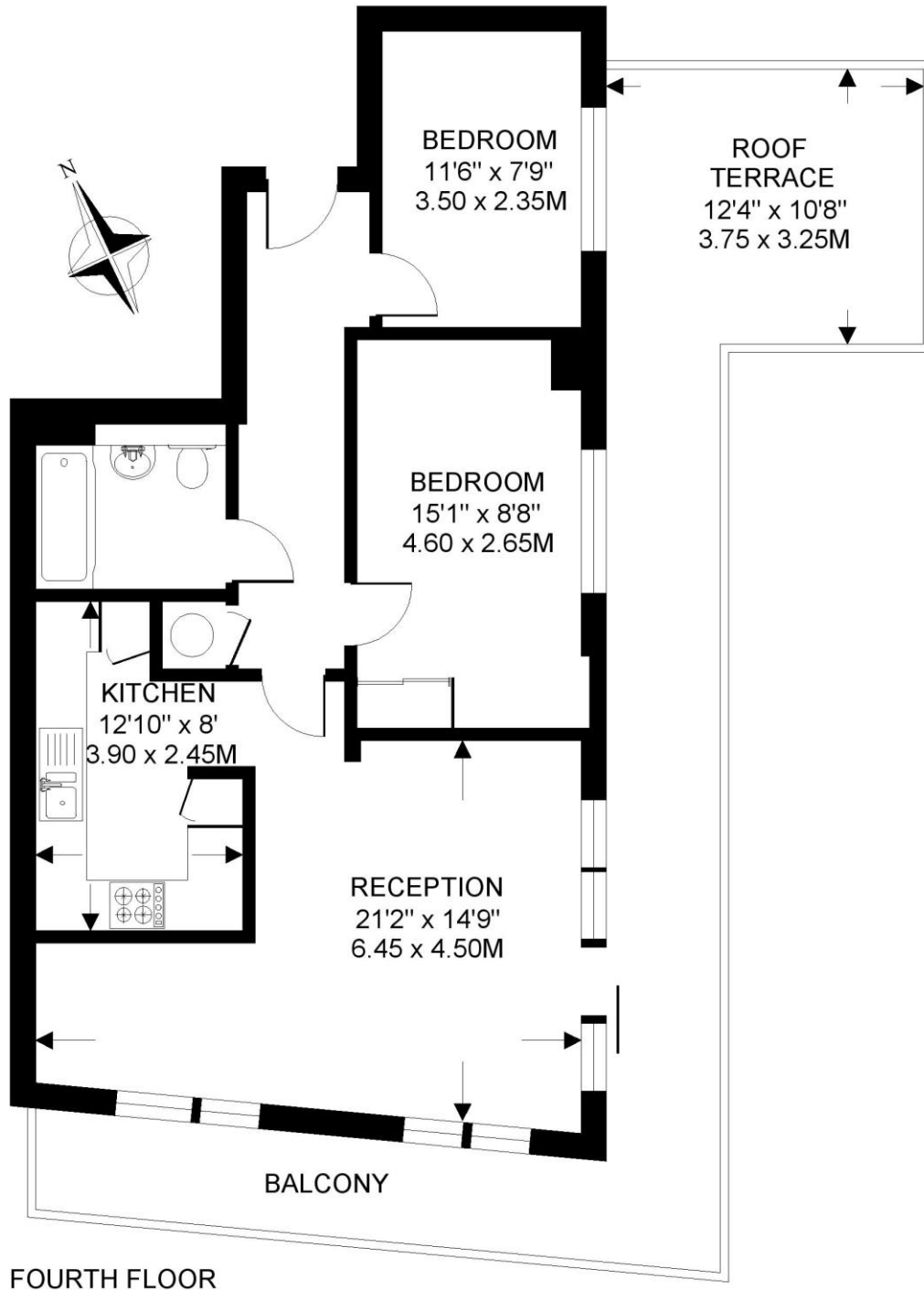
## DIRECTIONS

Stockwell Underground Station (Northern & Victoria Line) is only 0.3 miles away/7 minute walk. Clapham North Underground Station (Northern Line) is 0.3 miles away/7 minute walk. Clapham High Street Overground Station is 0.4 miles away/9 minute walk. The area is well served by a frequent bus service into central London.





SINGER MEWS SW4  
2 BEDROOM FLAT  
Approximate gross floor area  
726 SQ.FT. / 67.4 SQ.M.



*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.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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