



# BOWMAN MEWS, LONDON, SW18

Located within a quiet private cul-de-sac in the highly sought after village of Southfields is this simply delightful two double bedroom freehold house.

In a stunning setting, it offers easy access to Southfields artisan shops and restaurants, has great transport links and is within the priority catchment for Sheringdale Primary School.

Recently updated by the current owners, this modern home has a light and contemporary feel with balanced accommodation laid out over two floors. A welcoming entrance hall leads to a fully fitted kitchen with updated units and lovely views over the private front garden.

To the rear, an open plan sitting/dining room is a light and spacious entertaining space with views and access to the private rear garden. The landscaped private rear garden is a further delightful entertaining space for those summer months and measures an impressive 30ft.

On the first floor there are two double bedrooms which are serviced by a well-appointed family bathroom.

Additionally, this great house has the rare benefit of a private garage which is located in an adjacent block.

**A WELL-PRESENTED TWO-BEDROOM HOUSE WITH A LOVELY 30FT GARDEN, LOCATED MOMENTS FROM THE POPULAR SHERINGDALE PRIMARY SCHOOL, SHOPS AND RESTAURANTS IN SOUTHFIELDS.**



## AMENITIES

- Two bedrooms
- Freehold
- Garage
- 30ft garden
- Close to local amenities

**TENURE** Freehold

**LOCAL AUTHORITY** Wandsworth

**EPC BAND** C



Classification LZ - Business Data

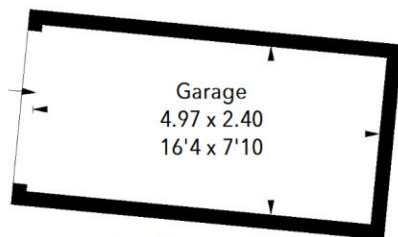


Classification L2 - Business Data

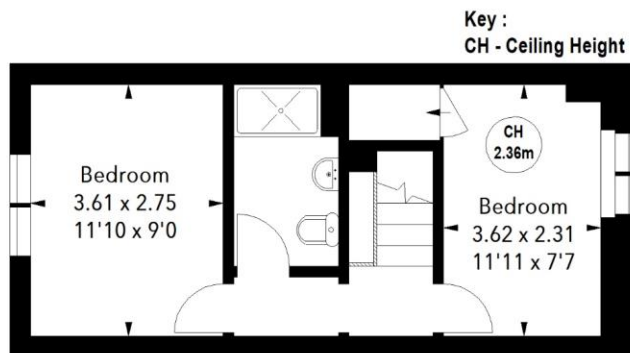
## Bowman Mews, SW18

Approximate Area = 71.72 sq m / 772 sq ft  
(Including Garage)

Garage  
11.89 sq m / 128 sq ft



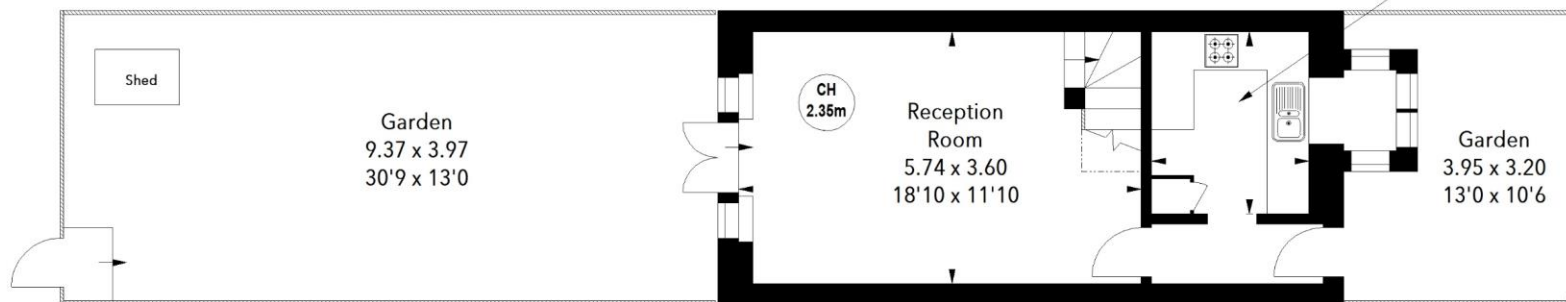
(Not shown in actual  
location / orientation)



### First Floor

Approx. 29.36 sq m / 316 sq ft

Kitchen  
2.60 x 2.25  
8'6 x 7'5



### Ground Floor

Approx. 30.47 sq m / 328 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Classification L2 - Business Data