



## CLARE MEWS, FULHAM, SW6

£1,695,000

### GATED MEWS HOUSE ON MOORE PARK ESTATE

Located in an exclusive gated and secure mews, the house is ideal for small families. Three bedroom mews house with garage and own patio garden. The ground floor comprises a large eat-in kitchen and a spacious reception room with French doors leading out on a private patio garden. On the first floor, there are two double bedrooms with bathrooms, one en-suite and great built-in storage and a further bedroom. Lots of storage in the attic. The house was constructed in 1984 and completely refurbished in 2017. Situated in an idyllic location on the Chelsea/Fulham borders between the Kings Road and the Fulham Road. The property also benefits from a fantastic infrastructure:

Shops, banks, supermarkets (Sainsbury's, Waitrose, Marks & Spencer, Wholefoods), cinemas, restaurants & pubs, fitness club with swimming pool, park: Eelbrook common (with a tennis court), Chelsea Football Club, Chelsea & Westminster Hospital,

The property also has private allocated parking and a garage as well as easy access to

<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Surface</b>	1071 sqft
<b>Tenure</b>	Freehold
<b>Outdoor Space</b>	Patio
<b>Parking</b>	Garage

3 Bedrooms, 2 Bathrooms, Private Patio Garden, Reception, Separate Kitchen, Private Parking, Garage, Communal Gardens

#### Chelsea Office

10, Hollywood Road  
London SW10 9HY

#### Knightsbridge Office

55, Beauchamp Place  
London SW3 1NY

#### Contacts

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the transport links: Fulham Broadway (District line), buses 14, 414 & 211 on the Fulham Road.

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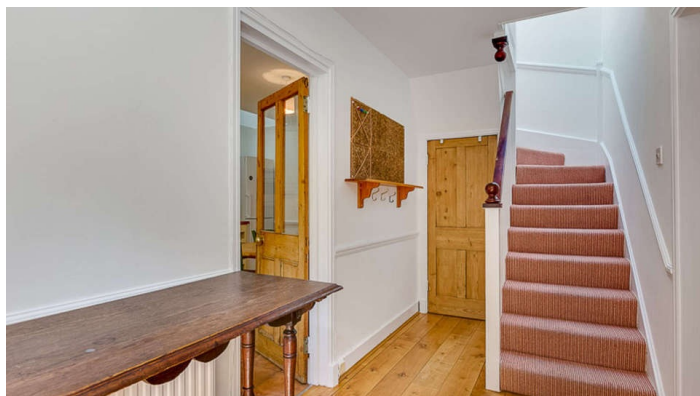
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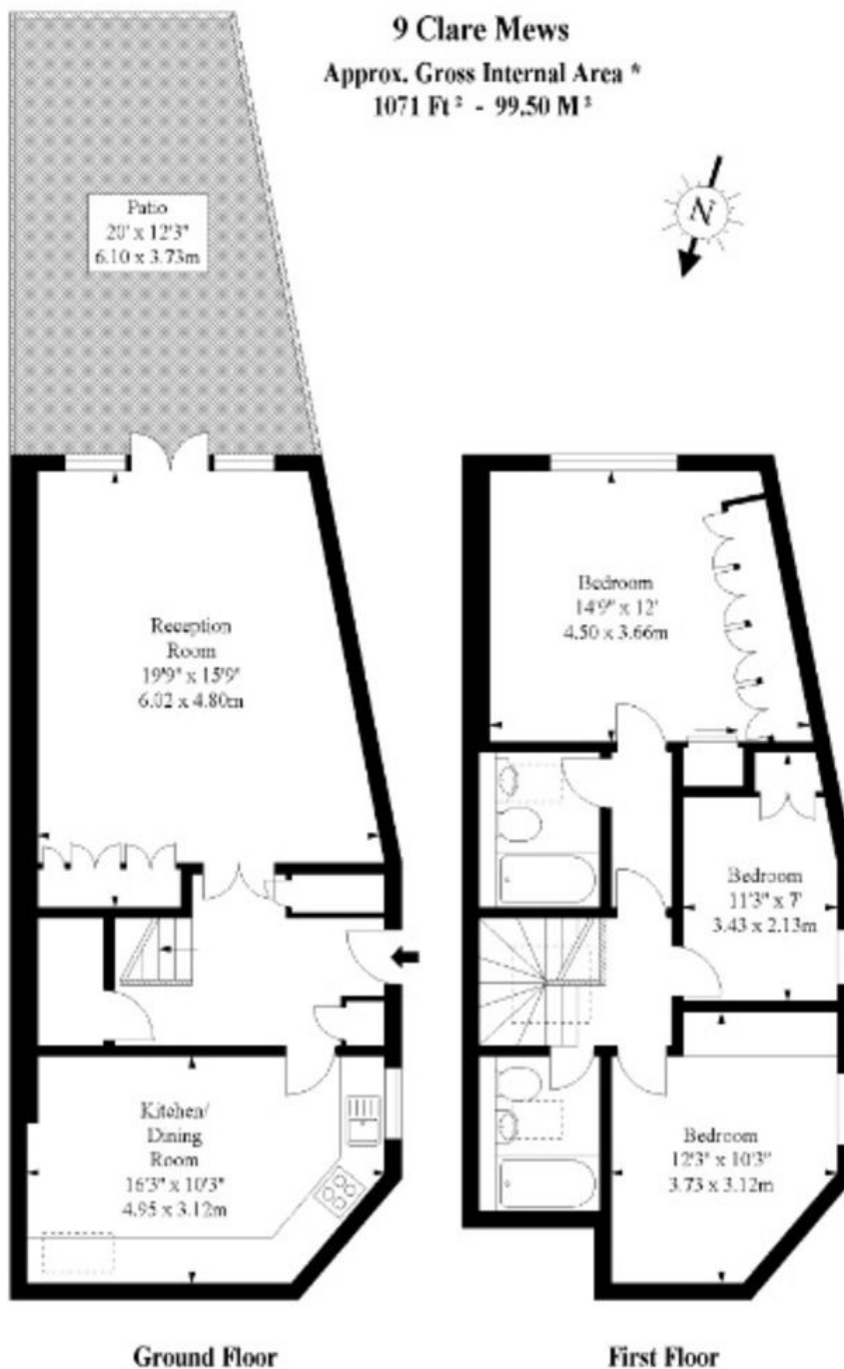
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**Illustration For Identification Purposes Only. Not To Scale**

\* As Defined by RICS - Code of Measuring Practice

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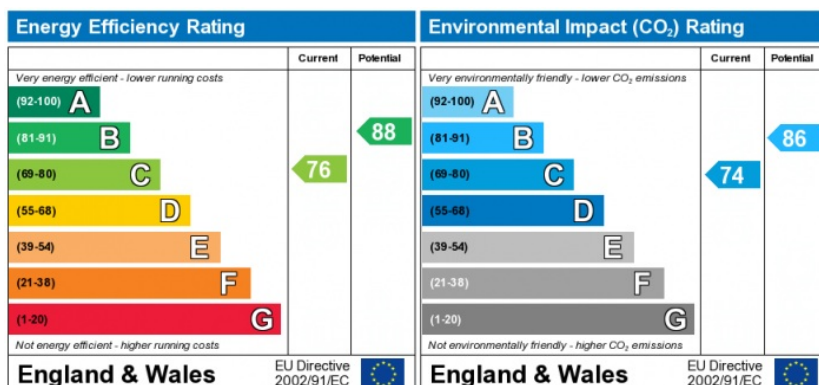
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



#### IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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