



Virginia Mews

— SW19 —

BEAUFORT



Specification

- Gated Private Development
- Private South Facing Garden
- Fitted Wardrobes
- Underfloor Heating Throughout
- Allocated Off Street Parking
- NEFF Appliances
- EV Charging Points
- Boiling Water Taps
- Air Source Heat Pump
- Full Fibre Enabled
- High Specification Finished Throughout



Virginia Mews is a rare opportunity to acquire one of only three exclusive houses set in a gated mews development just off Queen's Road in SW19. Each house has been meticulously finished to exacting standards with a well thought out design and layout across each of the units. All houses come equipped with off street allocated parking as well as space for guest parking.

House 1 is an outstanding detached residence, offering exceptional living space throughout with four sizeable bedrooms, two being en-suite with an incredible master at the top of the house. A separate family bathroom with both shower and bath furnishes the two bedrooms without en-suites. The living space on the ground floor is impressive for a family home with separate reception room, WC, sizeable open plan kitchen reception and a convenient utility off the kitchen area. The house is fitted generously with Neff appliances and a boiling water tap.

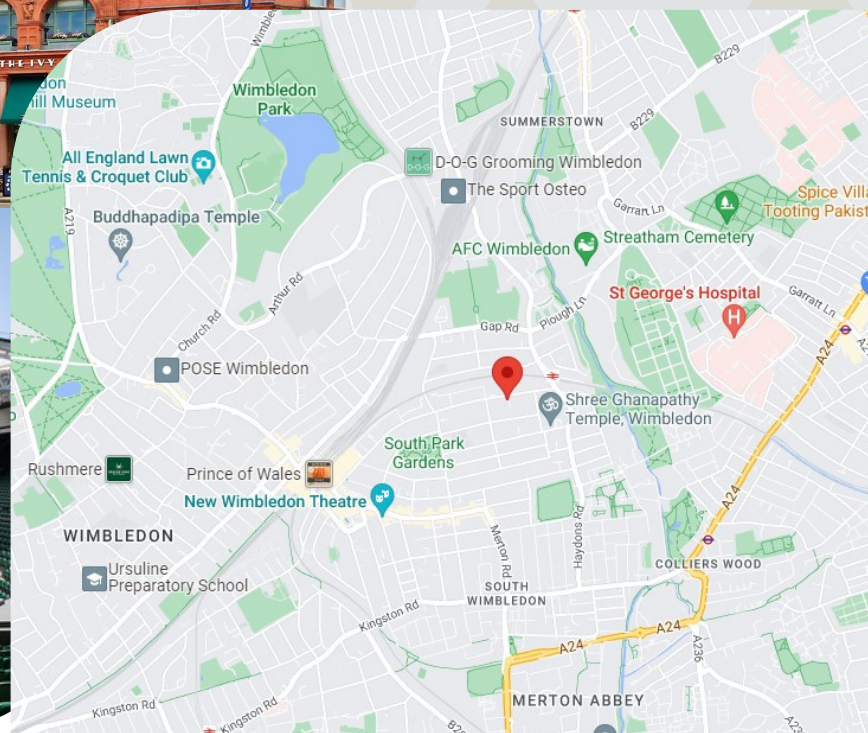


Houses 2&3 are beautiful semi-detached houses, offering three well-proportioned and well-appointed bedrooms with two being en-suite, a separate bathroom on the first floor and flexible living space on the ground floor between the reception room and the open plan kitchen/diner. The main living area seamlessly leads out to your private grass garden at the rear of the property with a patio area directly outside the modern bifold doors. The house is again generously fitted with integrated Neff appliances, boiling hot water taps and ample storage to suit a wide cross section of needs. Early reservations will have the benefit of working with the developer, Beaufort Homes in choosing between traditional shaker kitchens or more modern kitchen style with handleless designs.



Access to the wonderful lawned garden through the reception room at the rear is an exceptional benefit. With this house being detached, there is also additional access to the garden down the side of the property for extra convenience.

Virginia Mews is set less than a five-minute walk from Haydons Road railway station and less than a fifteen-minute walk to Wimbledon Town Centre. Within the vicinity of the development, you are spoiled for choice of local schools, both primary and secondary.




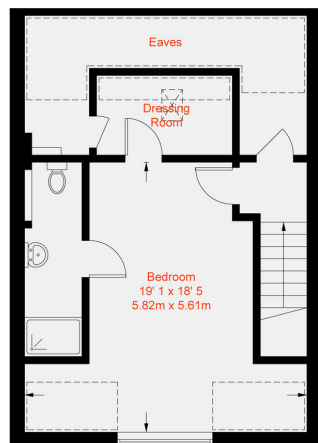
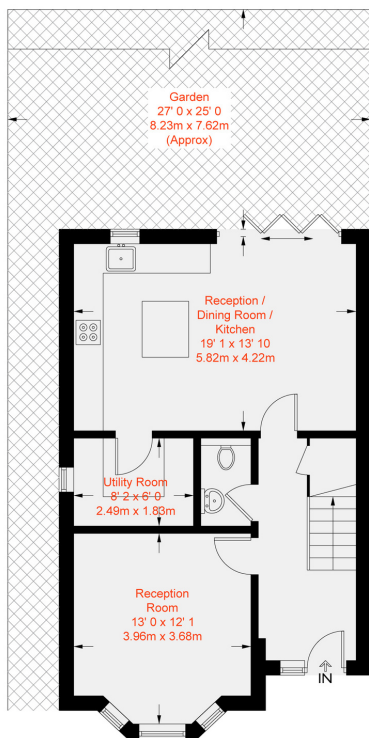
Queens Road

Total = 1731 sq ft / 160.9 sq m
 Reduced Headroom / Eaves = 132 sq ft / 12.3 sq m
 Approximate Gross Internal Area = 1599 sq ft / 148.6 sq m
 (Excluding Reduced Headroom / Eaves / Void)

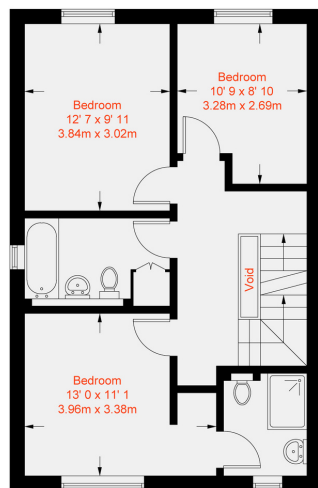


£1,350,000

 = Reduced headroom below 1.5m / 5'0"



Second Floor
547 sq ft / 50.8 sq m
(Including Reduced Headroom / Eaves)



First Floor
584 sq ft / 54.3 sq m
(Excluding Void)




This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

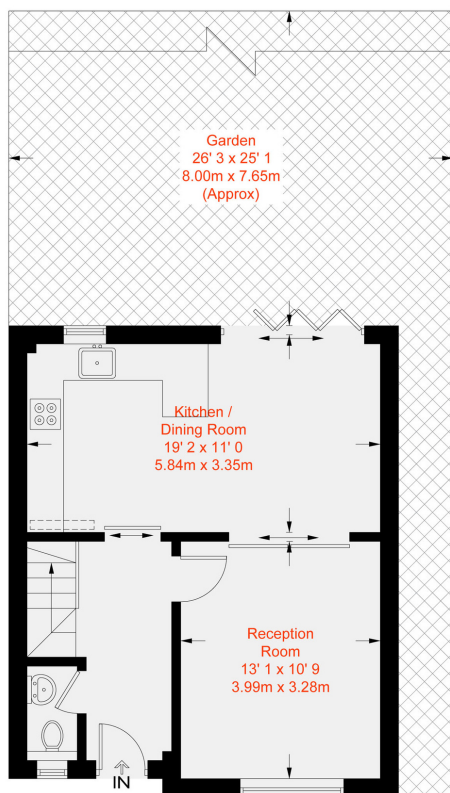
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Queens Road

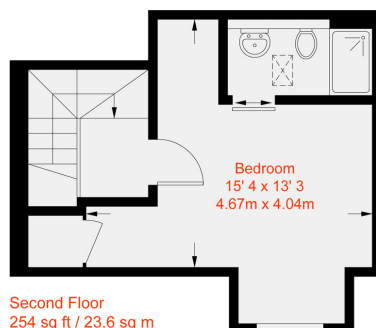
Total = 1173 sq ft / 109 sq m
 Reduced Headroom = 2 sq ft / 0.2 sq m
 Approximate Gross Internal Area = 1171 sq ft / 108.8 sq m
 (Excluding Reduced Headroom)



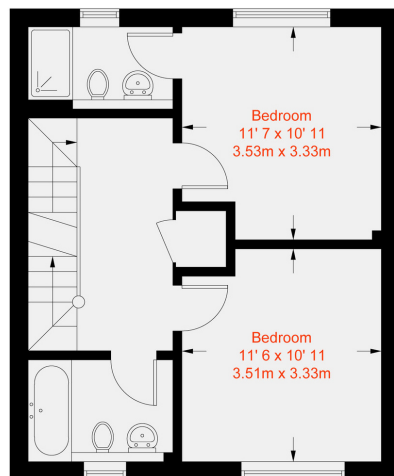
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Ground Floor
 458 sq ft / 42.6 sq m
 (Including Reduced Headroom)



Second Floor
 254 sq ft / 23.6 sq m



First Floor
 461 sq ft / 42.8 sq m



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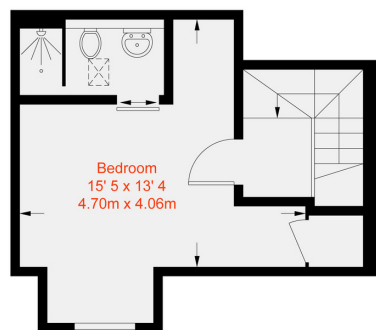
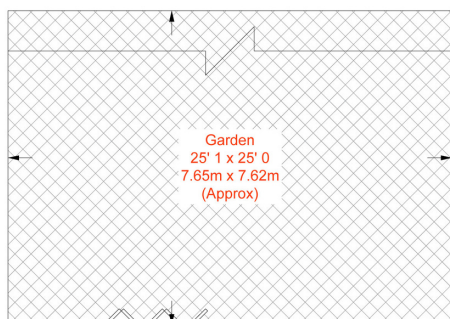
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Queens Road

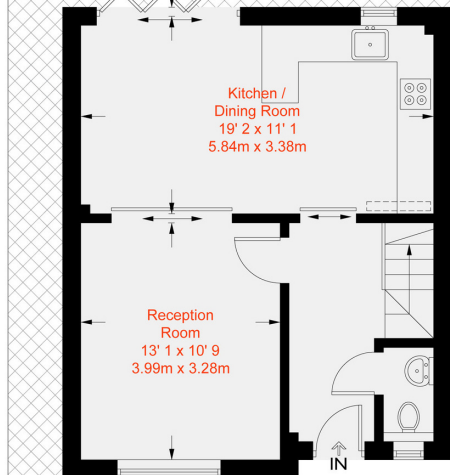
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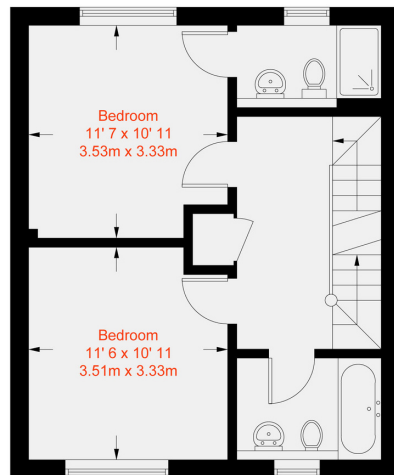
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