



Hickmore Walk, London SW4 6EQ

welcome to

Hickmore Walk, London

Set behind a private gated entrance with an enclosed front garden and an attractive pitched entrance canopy, the property offers almost 1,300 sq ft of well-balanced accommodation arranged over two floors, with further scope to extend (subject to the necessary planning permissions).

The ground floor comprises a spacious reception room with doors opening directly onto a generous 25ft private garden, creating an excellent space for both everyday family living and entertaining. There is also a well-proportioned separate kitchen, offering ample storage and workspace, together with a convenient guest WC.

Upstairs, the property provides four well-sized bedrooms with well-proportioned layouts, complemented by three well-appointed bathrooms, two of which are en suite, creating flexible accommodation ideally suited to families, guests or those working from home.

The property is ideally positioned within a quiet pedestrianised setting, while remaining just a short walk from the independent cafés, restaurants and boutiques of Clapham Old Town, together with Clapham Common, excellent local schools and superb transport links providing easy access into Central London.

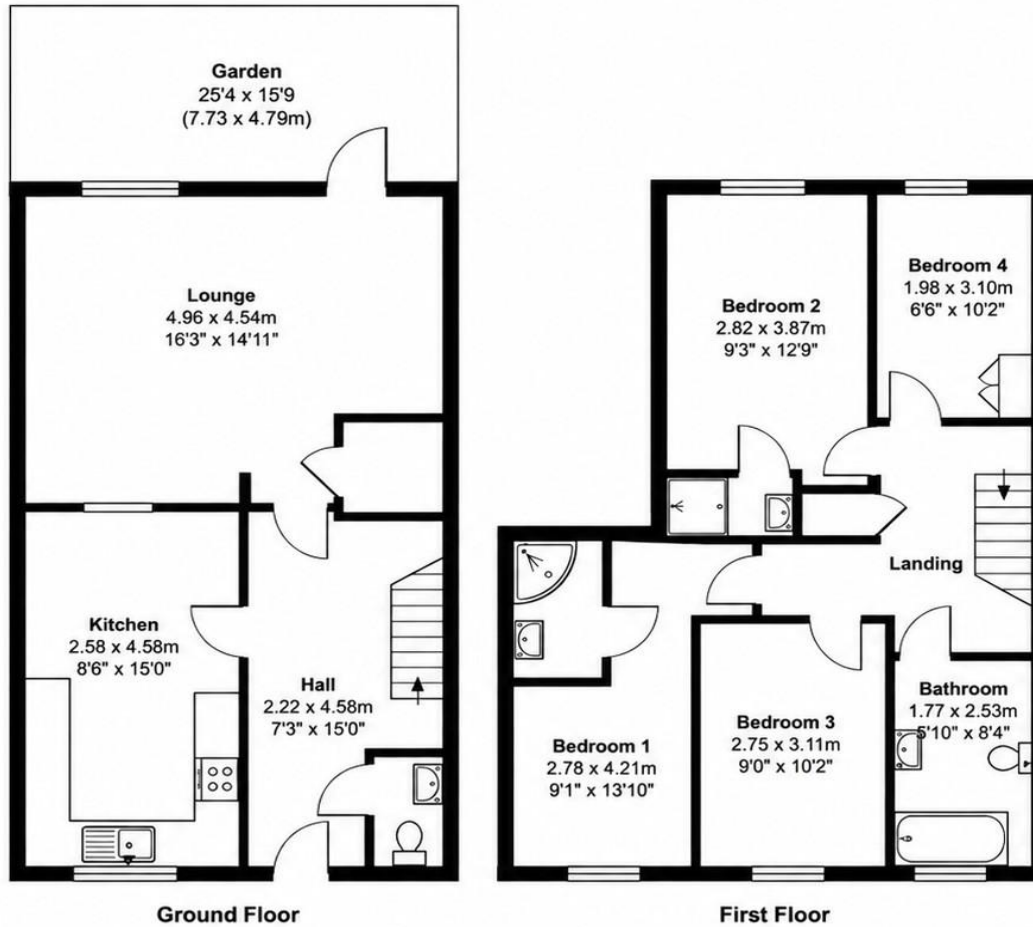
A superb family home offering generous proportions, private outdoor space and excellent potential in one of Southwest London's most desirable neighbourhoods.





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TOTAL APPROX. FLOOR AREA 115.2 sq m / 1,240 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Hickmore Walk, London

- Four-bedroom Modern Townhouse extending to 1,240 sq ft (115.2 sq m)
- Spacious Reception Opening onto a 25 ft Private Garden
- Large Separate Kitchen, Ground Floor WC and Excellent Storage
- Quiet Pedestrianised Location, moments from Clapham Old Town and Grafton Square
- Scope to Extend, subject to the usual planning permissions (STPP)

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/CPM108401



Property Ref:
CPM108401 - 0012

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