

## Pickle Mews, London, SW9

£1,425,000 Freehold

A fantastic opportunity to acquire a substantial three-bedroom family house in Pickle Mews, which is within a secure, gated development. It is finished to an exceptional standard with a garden and roof terrace. EPC rating - B

LOCATION

The property is tucked away in a quiet mews, nestled between Clapham Road and Offley Road. The mews benefits from blissful tranquillity whilst only being a stone throw from Oval Station.

DESCRIPTION

Accessed via a large wooden gate off Clapham Road, this impressive home offers privacy and charm from the outset and is set within a gated, secure mews development which benefits from CCTV coverage and 24-hour on-site security.

Upon entering the house on the ground floor, you are welcomed into a bright and spacious open-plan kitchen and living area. To the left, a generously sized storage cupboard provides ample space for bikes, coats, shoes, and more. Adjacent to this is a utility room with a pocket door and a convenient guest W.C.

The kitchen has been finished to a high specification, featuring abundant storage and worktop space, along with integrated appliances including a Quooker boiling water tap, Miele cooking appliances, Samsung fridge/freezer, dishwasher, and beautiful marble worktops. From the kitchen, double doors open onto a private patio garden—perfect for outdoor dining and relaxation. The living area offers generous proportions, comfortably accommodating a large sofa and additional freestanding furniture. There is also plenty of space for a large dining area close to the kitchen and garden. The patio doors at both the front and rear of the room enhance natural light and create excellent airflow throughout the space.

Upstairs, a spacious landing leads to the stylish family bathroom, complete with a W.C., sink, a walk-in shower, steam room and elegant marble finishes which includes a solid marble vanity unit. You can also access this bathroom from the master bedroom.

The master bedroom provides ample space for a super king-size bed along with additional freestanding furniture. Across the landing, two further double bedrooms also offer plenty of room for a double bed and storage solutions, making them ideal for family, guests, or home office use. One of these bedrooms benefits from an ensuite bathroom.

The top floor is currently being used as a fantastic office space flanked by a roof terrace on each side, accessed through glass double doors. This room could also double as an additional living space or has potential to be made into a fourth bedroom.

The roof terraces are secluded suntraps, perfect for relaxing or entertaining.

UTILITIES

- Electricity – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – ultrafast broadband

LOCAL AUTHORITY

- Lambeth
- Council Tax band F

TENURE

- Freehold

DIRECTIONS

A vast array of shops, bars and supermarkets are within proximity. Oval Underground (Northern Line) is approximately 0.1 miles away.

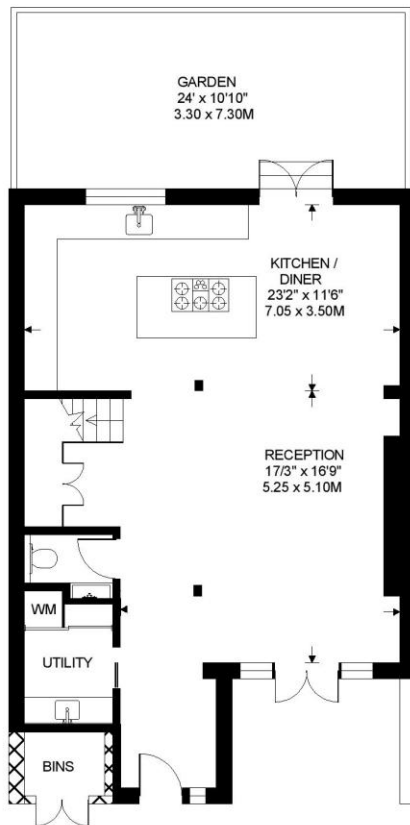
Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



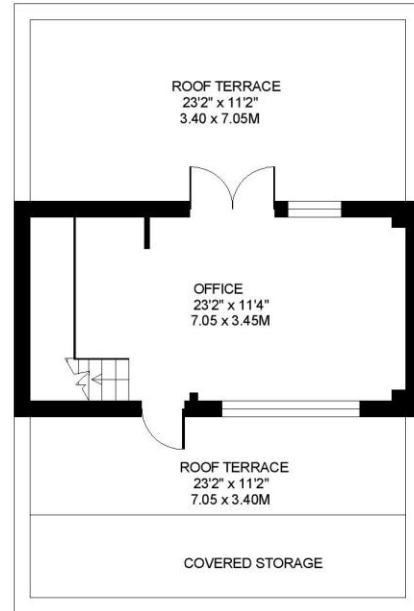


# PICKLE MEWS SW9 3 BEDROOM HOUSE

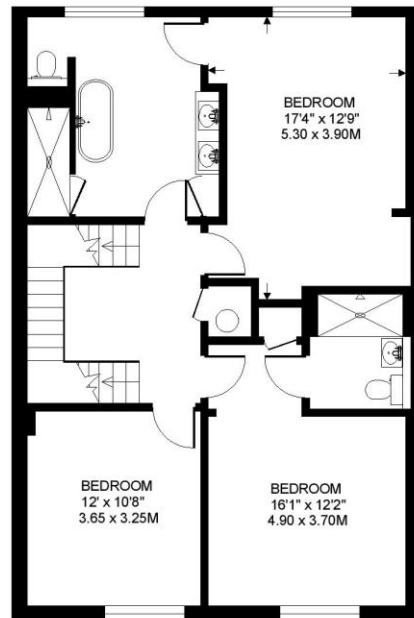
Approximate gross floor area  
1826 SQ.FT. / 169.8 SQ.M.  
PLUS BIN STORAGE 19 SQ.FT. / 1.7 SQ.M.



GROUND FLOOR 720 SQ.FT.



SECOND FLOOR 260 SQ.FT.



FIRST FLOOR 848 SQ.FT.

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. These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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