

AUCOOT



ADDRESS

Rush Common Mews, London SW2

PRICE

£1,100,000

DESIGNER

INFORMATION

Tucked within a secure, gated community, this impressive four-bedroom semi-detached home offers a refined yet playful approach to modern family life. Perfectly positioned within this popular development, a softly illuminated pathway leads to the front porch, where a generous entrance lobby welcomes you with sightlines extending through expansive Crittall windows and doors to the open-plan living space beyond.

Designed with both form and function in mind, the heart of the home seamlessly integrates living and dining areas, anchored by a beautifully crafted dark-panelled kitchen. Corian worktops lend a sleek, tactile quality, while a well-placed island creates a convivial space for hosting and gathering.

Defined zones offer moments of calm and conviviality - a dedicated dining area for shared meals, a relaxed seating area bathed in natural light, and a separate study, perfectly positioned beneath a skylight for an inspiring workspace or a quiet retreat. From here, slim profile sliding doors open onto a beautifully maintained rear garden, where a paved terrace transitions seamlessly into a lush lawn. Convenient side access enhances the practicality of the space.

Above, three generously proportioned bedrooms unfold on the first floor, each designed with a soft tonal palette. The family bathroom featuring dual basins, a sculptural roll-top bath, and brushed-brass fittings that lend a warm, sophisticated contrast.

The top floor is reserved for the principal suite - an indulgent sanctuary of space and light. A soothing palette enhances the natural brightness from an overhead skylight and expansive windows framing garden views. A private terrace extends from the room, offering a tranquil spot for morning coffee or quiet contemplation. An elegant en-suite shower room and a dedicated dressing area complete the accommodation.

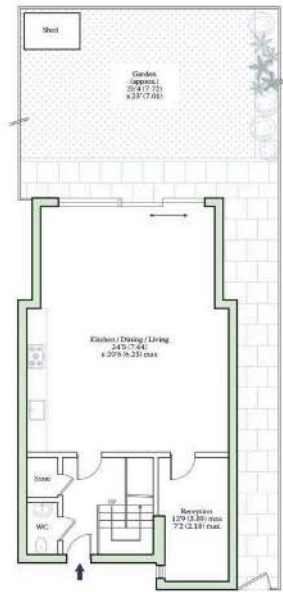
Further benefits include an allocated parking space situated within the development's private courtyard.

EPC

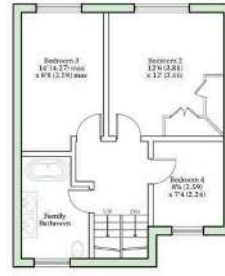
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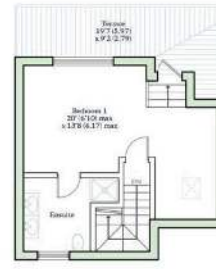




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

RUSH COMMON MEWS, LONDON, SW2

Approximate Internal Area = 1177 sq ft / 109.3 sq m
 Limited Use Area(s) = 323 sq ft / 30 sq m
 Total Area = 1500 sq ft / 139.3 sq m
 For identification only - Not to scale



AUCOOT
 RICS Property Measurement Standard

