



Flat 2, St. Gothard Mews, 17 St. Louis Road, London, SE27 9QN

Guide Price £350,000



Carnegie

Web: [www.carnegieuk.com](http://www.carnegieuk.com)

Tel: 01707 330373/4

Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

## Flat 2, St. Gothard Mews, 17 St. Louis Road, London, SE27 9QN

Nestled in the charming St. Gothard Mews, this unique maisonette with three potential bedrooms and two bathrooms offers a delightful living experience in a tranquil mews setting. The property boasts 860 square feet of well-designed living space, making it an ideal choice for those seeking comfort and style. As you step inside you will see the amazing potential of this property, the layout has been thoughtfully crafted to maximise space and light, ensuring that every corner of the home feels open and welcoming.

The quiet mews location provides a peaceful retreat from the hustle and bustle of city life, while still being conveniently close to local amenities and transport links. This property truly stands out as a must-view for anyone looking to make a home in South London. With its unique character and prime location, this property is not just a place to live, but a place to thrive. Don't miss the opportunity to explore this exceptional property and envision your future in this lovely home.

**Kitchen 9'3" x 8'5" (2.84 x 2.59)**

**Bedroom 1 / Study 8'7" x 6'11" (2.62 x 2.13)**

**Bedroom 2 14'7" x 12'4" (4.45 x 3.76)**

**Bedroom 3 14'0" x 13'1" (4.27 x 4.01)**

**Reception Room 16'6" x 12'9" (5.05 x 3.89)**



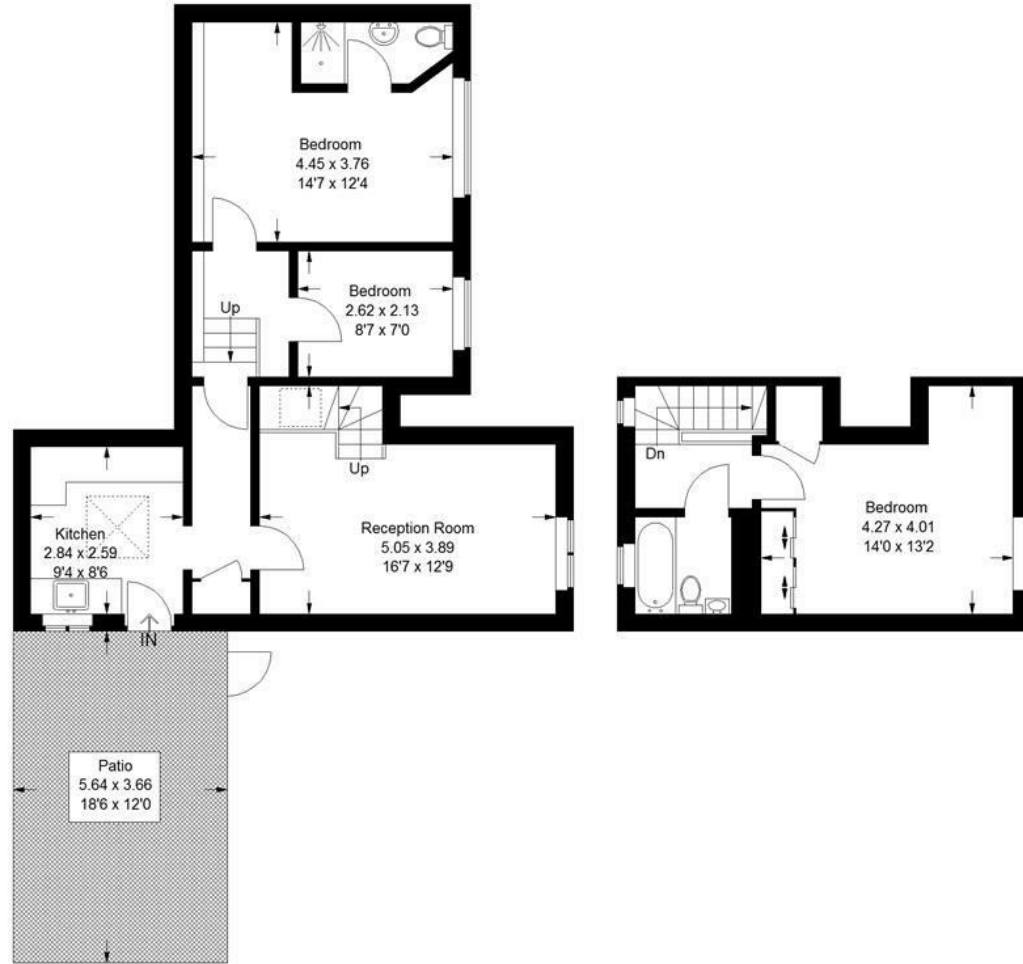
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# St. Gothard Mews, St. Louis Road, SE27

Approximate Gross Internal Area  
80.1 sq m / 862 sq ft



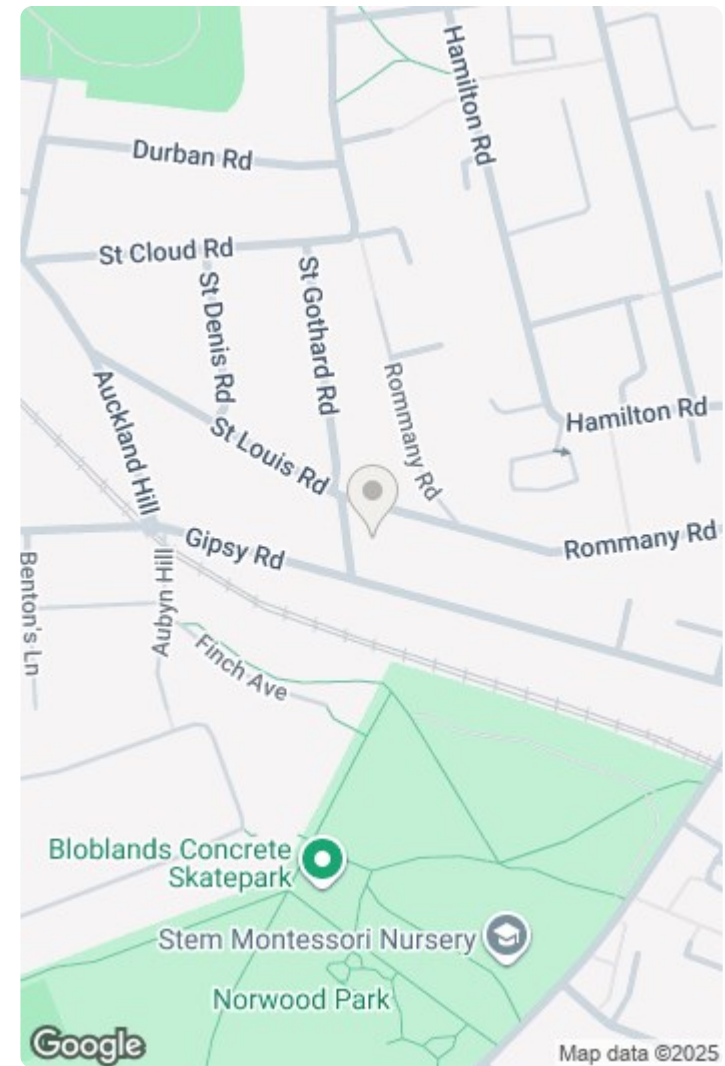
= Reduced Headroom Below 1.5 M / 5'0"



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1237478)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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