



Butlers & Colonial Wharf, SE1
£1,675,000, To be advised



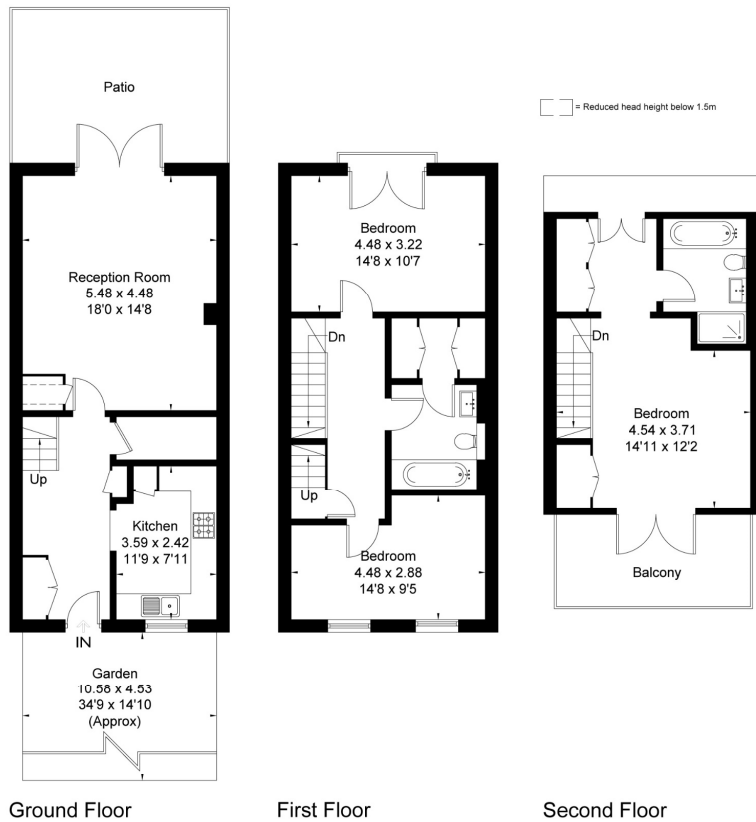
Butlers & Colonial Wharf, SE1

The rarity of a mews house in this location cannot be overstated because this is one of only five that occupy a pretty, gated complex in the centre of the Shad Thames neighbourhood. Butlers and Colonial Wharf was created from a cluster of disused Victorian warehouses in 1999 and won The Evening Standard's best conversion of that year; with good reason because it is a beautiful blend of industrial and modern architecture. The mews is a terrace of five town houses that flank the central landscaped courtyard and have a pretty view of olive trees and fountains.

This house is the end of terrace, it spans three floors and opens onto a walled garden at the rear. The interior has been upgraded in recent years and is presented as a very smart, modern living space. There is very good storage and practicality; we particularly like the laundry room next to the kitchen. Perhaps the finest part of the house is to be found on the top floor - the master suite



Approximate Area = 126 sq m / 1356 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



Ground Floor First Floor Second Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 291751

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.