



A spectacular five bedroom family home

Narbonne Avenue, London, SW4

£1,900,000 Freehold



• Double Reception Room • Kitchen / Family Room • Five Bedrms • Four Bathrms • Garden • Cellar

Local Information

Narbonne Avenue is located on the south side of the common and is therefore a moment away from the open expanses of Clapham Common with its tennis courts, a bowling green, cricket nets and a café. It is also ideally located for access to the wonderful shops, wine bars and restaurants nearby on Abbeville Road and Clapham High Street.

For transport connections, Clapham South Underground station (Northern Line) offers services into The City and West End. There is also a good network of buses in the area offering a large variety of routes in all directions. The area is also renowned for its many excellent schools.

About this property

This spectacular five bedroom house benefits from immaculate interior design throughout and is situated a stone's throw from both Clapham Common and Abbeville Road.

As you enter the property, you are welcomed on the right hand side by a stunning double reception room, which boasts bay windows, allowing natural light to fill the room and a decorative modern fire place. The room has been cleverly designed to divide into two sections, providing a further sitting area towards the rear of the room. The entire ground floor has been fitted with solid oak parquet. The kitchen/dining room is situated to the back of the house and comprises of a large central island with breakfast bar, fitted with beautiful modern units. The dining area is located in a beautiful rear

extension that opens out into the garden and benefits from ample of light through the sky light and the glassed wall. The kitchen leads onto the well landscaped garden through French doors. The garden has been paved to the front and lawned to the rear, making it the perfect space for al fresco dining. The garden is one of the largest on this stretch of the road and is not overlooked by any properties to the rear.

Situated over two floors is the living space. The first floor hosts the superb primary suite which offers inbuilt wardrobes and benefits from an impressive en-suite with twin sinks and a separate bath and shower space. This floor also offers a further double bedroom and another modern bathroom. Three further bedrooms are located on the third floor, as well as two additional bathrooms.

The house also benefits from air conditioning and under-floor heating as well as secondary storage and a discrete utility space in the cellar.

Tenure

Freehold

Local Authority

Lambeth

Energy Performance

EPC Rating = C

Viewing

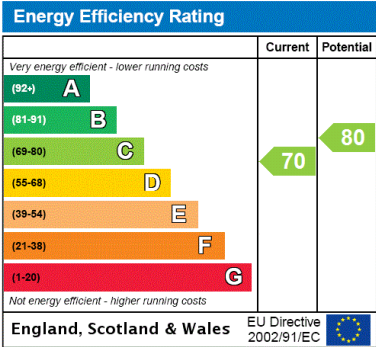
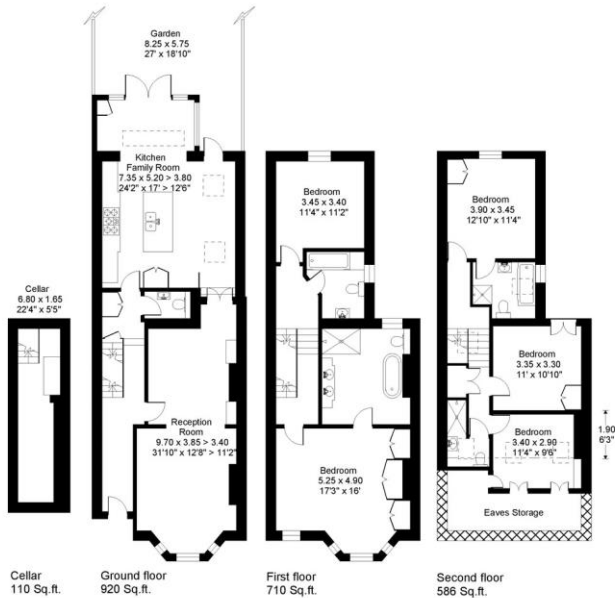
All viewings will be accompanied and are strictly by prior arrangement through Savills Northcote Road Office. Telephone: +44 (0) 20 3428 2222.





Narbonne Avenue, London, SW4
Gross Internal Area 2326 sq ft, 216.1 m²

Narbonne Avenue, SW4
Gross internal area (approx.):
216.1 sq.m. (2326 sq.ft.)
Plus eaves storage 9.0 sq.m. (97 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



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