

LESSAR AVENUE | LONDON SW4



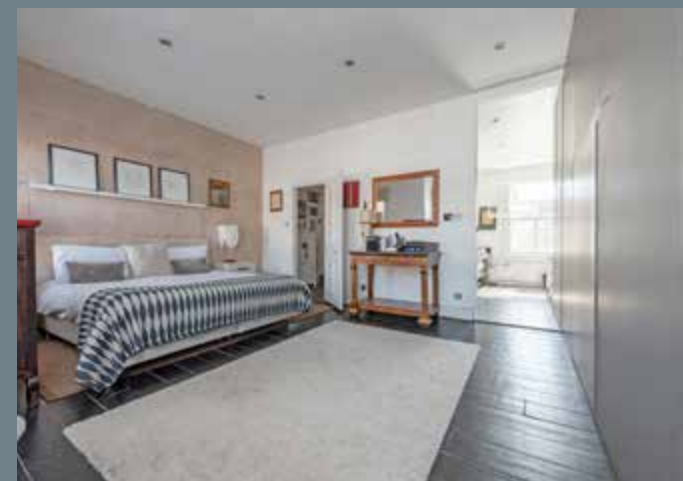
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## LESSAR AVENUE | LONDON SW4

A fantastic, refurbished four bedroom house ideally located for the green spaces of Clapham Common and popular local amenities on Abbeville Road.

This beautifully refurbished family home, arranged over three floors, has been finished to a wonderful standard throughout and provides a wealth of flexible living space.

The ground floor features a bright and spacious double reception room boasting ornate decorative corning and solid oak flooring throughout. Towards the front of the property, a large bay window allows natural light to fill the room and a fire place framed by built in shelving provides chic open storage. The space is divided by several sliding glass pocket doors, providing full flexibility of having it fully opened or close several sections. Moving to the rear of the property, the open plan kitchen and family room flows through to the stunningly designed south facing garden. The fully equipped kitchen overlooks the garden with a central island with breakfast bar and a range of integrated units and appliances. Stylish exposed brickwork surrounds the fridge and three skylight windows fill the room with an abundance of light creating a perfect setting. The area is extended via French doors onto the pretty patio garden which provides the perfect setting for alfresco dining.





The first floor comprises a luxurious master bedroom suite with fitted wardrobes and an elegant bathroom with double sinks, a natural slate walk-in shower and underfloor heating. There is a further bedroom and separate bathroom on this floor with a well-placed utility room. The second floor completes the accommodation with two bedrooms and a family shower room. The larger top floor bedroom has purposefully been left open as one large space but could be divided into two separate bedrooms. This room also provides useful under eaves storage space and has a solid oak floor that has been stained ebony grey. The distribution of space has been well-planned with each of the separate three bedrooms having a bathroom situated next to it on its own level. There is further storage provided by the cellar.

#### Accommodation and Amenities

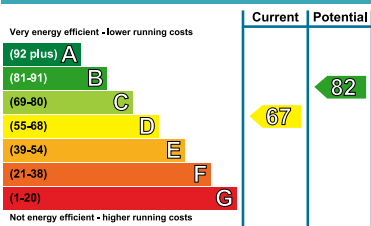
Kitchen/family room ♦ Double reception room ♦ 4 bedrooms ♦ 3 bathrooms (1 en-suite) ♦ South facing garden ♦ Cellar ♦ EPC = D

Freehold ♦ London Borough of Lambeth





### Energy Efficiency Rating



Viewing: Strictly by appointment with Savills.

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