



Immaculate three bedroom two bathroom split level flat

Hambalt Road, London, SW4

Share of Freehold



Reception room • Kitchen/Breakfast room • Three bedrooms • Two bathrooms • Loft storage • Roof terrace

Local information

Hambalt Road is situated close to the green open expanse of Clapham Common and to the excellent shops and restaurants on Abbeville Road. There are good transport connections from both Clapham South and Clapham Common underground station with a wonderful range of shops just around the corner on Abbeville Road.

About this property

This traditional Victorian three bedroom two bathroom flat has been recently redecorated and modernised in the past two years to an immaculate standard. Entered by a private door off the street and located up a short flight of stairs, on the first floor is the bright and spacious open-plan kitchen/breakfast room with fully integrated appliances. There is space for a kitchen table and allows direct access out onto the private roof terrace, perfect for entertaining or relaxing on a sunny afternoon.

To the front of the property is the stylish reception room, presented with a beautiful fireplace creating a warm and homely feel. The primary bedroom also has a beautiful fireplace creating a feeling of grandeur in an otherwise calming room with high quality built in storage. The third bedroom, currently being used as a study is located nearby with recently added built in storage.

Nearby is the main bathroom with a joint bath and shower. A large storage space exists in the eaves located by the stairs leading up to the second floor.

On the second floor is the second bedroom which has skylight windows, allowing natural light to fill the room and showing views over the Common. This bedroom also benefits from further eaves storage and a contemporary en-suite bathroom.

Tenure

Share of Freehold

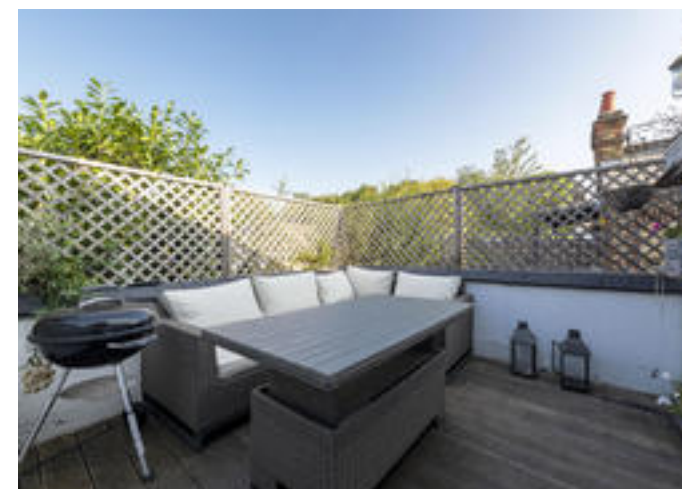
Local Authority

London Borough of Lambeth

EPC rating = D

Viewing

Strictly by appointment with Savills





Hambalt Road, London, SW4
Gross internal area (approx) 1046 sq. ft.

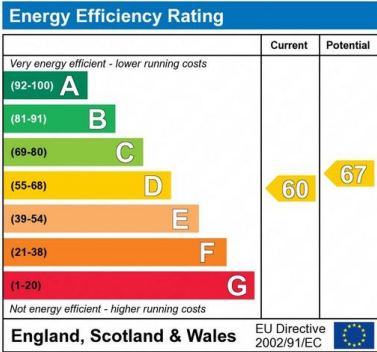
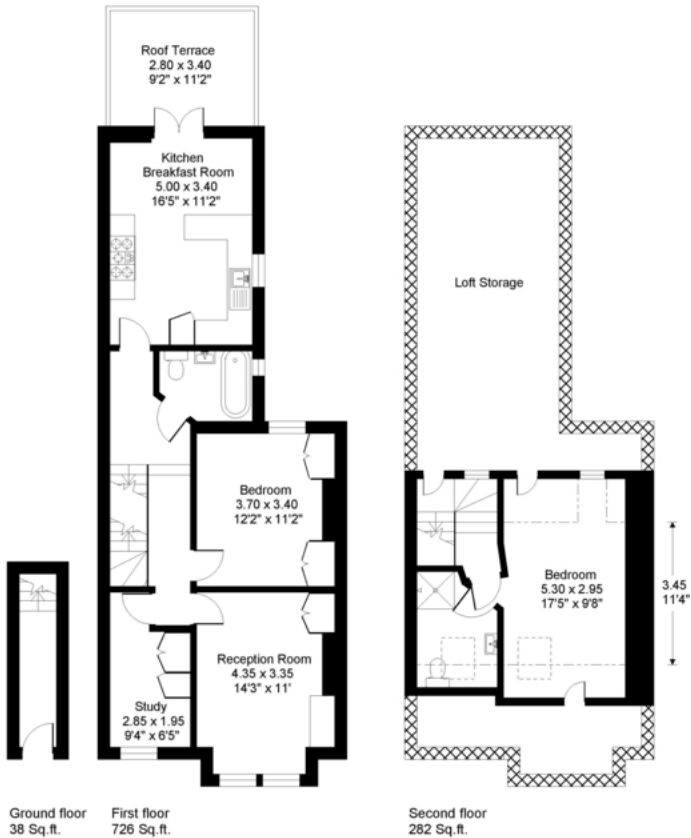


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Hambalt Road, SW4
Gross internal area (approx.):
97.2 sq.m. (1046 sq.ft.)
Plus loft storage 398 sq.m. (37.0 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



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