



A rare opportunity to purchase this wonderful house covering in excess of 2140 sq ft with a stunning almost 90ft garden.

**Abbeville Road, London, SW4**

Guide Price £1,795,000 Share of Freehold



Sought after location • Arranged over three floors • Landscaped garden • Five bedrooms • Close to local transport

### Local Information

Abbeville Road is a popular road in the heart of Abbeville Village. It is ideally placed to make the most of the wonderful range and shops and restaurants in the area.

Access north of the river can be achieved from Clapham Common station (Northern Line, Zone 2).

### About this property

Approached through the front garden the house is presented in wonderful condition and comprises to the front a light and airy reception room with a large ornate fireplace. Adjacent is a second reception room which benefits from an en-suite shower room.

The utility room has a work top with plumbing for washing machine and dryer below. The stunning kitchen/breakfast room has been designed to allow for a large dining table as well as a separate sitting area. The kitchen units are white high gloss complete with integrated oven and hob. Leading from the kitchen through French doors is the secluded almost 90ft garden. The garden is part paved creating a dining area but is mainly laid to lawn in addition to well stocked borders.

The first floor has three bedrooms all with en-suite bathrooms, two further double bedrooms with en suites can be found on the second floor.

The property also benefits from a store room on the first floor and eaves storage on the second floor.

There is planning in place for a basement and a planning application submitted to extend this to below the entire ground floor. Application 22/01759/FUL

### Tenure

Freehold

### Local Authority

Lambeth

### Energy Performance

EPC Rating = B

### Viewing

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

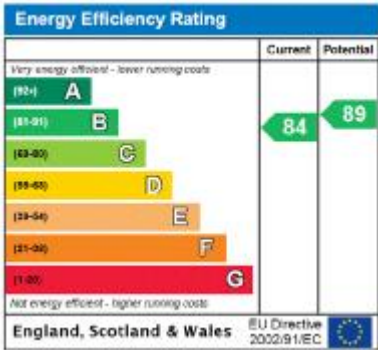
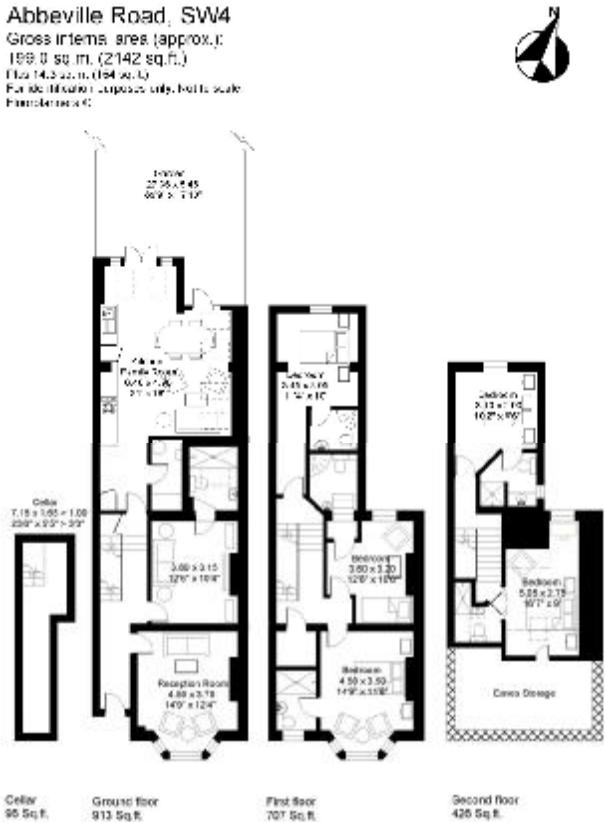






Abbeville Road, London, SW4  
Gross Internal Area 2142 sq ft,

Christopher Lewis  
Northcote Road  
+44 (0) 20 3428 2222  
cblewis@savills.com



**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220624ANTS

