



NARBONNE AVENUE, SW4

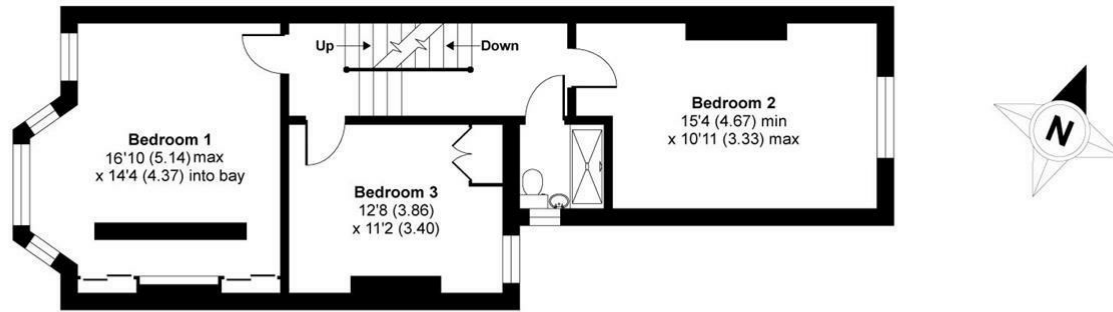
£1,499,950 FREEHOLD

CONTACT: Clapham 020 8875 7995

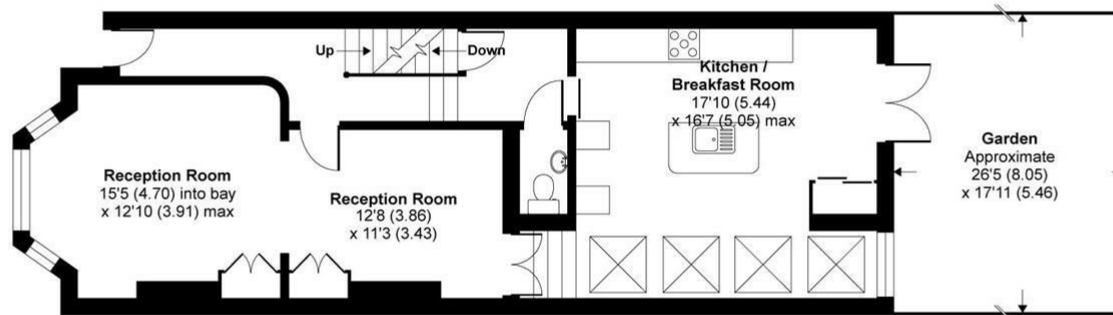


A particularly well presented terraced four double bedroom Victorian family house with two stylish bathrooms, which has been extended on the ground floor providing a larger than average kitchen with ample dining space as well as a family room seating area, which leads out to the landscaped rear garden. The double reception room has high ceilings, beautiful wood stripped floorboards and feature fireplace. The ground floor also has a cloakroom W.C. plus access to a useful storage cellar. Arranged over a series of half landings, the accommodation measures in excess of 1,800 square feet with the potential to extend still further into the loft to create a large double bedroom and further bathroom, subject to planning. The property is decorated beautifully and retains many fine original details. Situated in the quieter stretch of Narbonne Avenue adjacent to Abbeville Road, with its excellent independent shops, restaurants and bars, while Clapham Common and tube stations at both Clapham South and Clapham Common are both circa half a mile away.

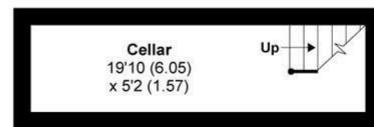




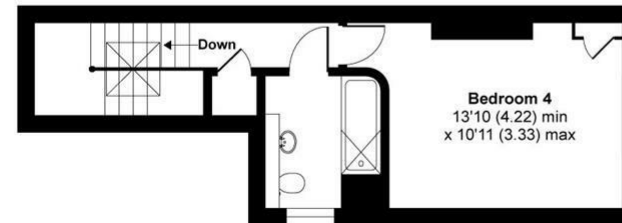
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1809 SQ FT 168.1 SQ METRES

Narbonne Avenue, London, SW4

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**Disclaimer**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

ENERGY EFFICIENCY RATING: BAND D

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