

ABBEVILLE ROAD

CLAPHAM • SW4



ABBEVILLE ROAD

CLAPHAM • SW4

AN IMPRESSIVE 7 BEDROOM HOUSE OF OVER 4,800 SQ FT WITH AN 87 FT GARDEN AND PARKING

This stunning 7 bedroom house is located in the heart of Abbeville Village. On the ground floor is an elegant bay fronted double reception room with twin fireplaces, bespoke cabinetry and dividing doors. Two sets of French doors open onto a glass sided terrace with views over the garden to the rear.

The kitchen/dining/family space is on the lower ground floor which offers an extensive range of fitted units and cupboards, a double warming drawer, double oven, a wine fridge, a water filter and a boiling water tap, complete with a large central island/breakfast bar. Bi folding doors at the rear open onto a 87ft landscaped garden. Access to the covered side access is via a back door which also provides a useful storage space. There is also a double bedroom with an en suite shower room, a useful scullery, a fully fitted utility room and a downstairs cloakroom found at this level.

The spectacular master suite is located on the first floor and features bespoke wardrobe and cupboard space, a fully fitted dressing room and a luxurious en suite bathroom. There is an additional bedroom on this level to the front. On the second floor are a further 2 double bedrooms, one with an en suite shower room and a contemporary family bathroom. On the top floor are an additional 2 double bedrooms one with an en suite shower room and the other is currently set up as a study/cinema room with access to the plant room and extensive eaves storage.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





**7 BEDROOMS • 5 BATHROOMS
2 RECEPTION ROOMS • KITCHEN
UTILITY ROOM • 87 FT GARDEN • PARKING**

Abbeville Road is ideally located on the doorstep of the shops, bars and restaurants of Abbeville Village and the wide open space of Clapham Common with all its' amenities. Excellent transport links can be found at Clapham South underground station (Northern line) allowing quick access to both the City and the West End. The area is also very well served by both good state and private schools.

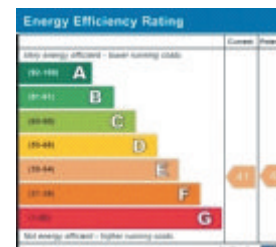
Local Authority: Lambeth

All times and distances are approximate

Abbeville Road, SW4
Approximate Gross Internal Area: 452.09 Sq. metres
4866 Sq. feet
(Including Eaves Storage & Side Return)
Approximate Eaves Storage Area: 14.7 Sq. metres
158 Sq. feet
Approximate Side Return Area: 18.31 Sq. metres
197 Sq. feet



020 3667 6750
11 The Polygon
London SW4 0JG
clapham@knightfrank.com



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated April 2017 Photographs dated February 2017. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.