



HAMBALT ROAD, SW4

£900,000

- Period maisonette
- Split level
- Two bedrooms
- Two bathrooms
- Terrace
- Energy rating: C





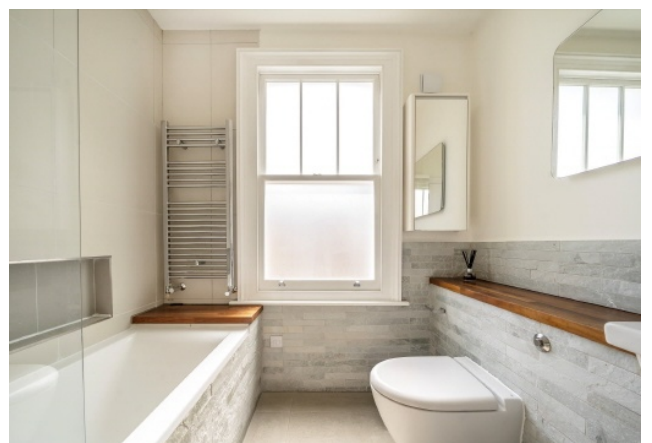


## ABOUT THE HOME

A split level, two bedroom, purpose built maisonette, situated on a quiet residential street in the heart of Abbeville Village. This property benefits from an open plan kitchen dining area and private terrace providing plenty of natural light.

This beautifully presented home is accessed via its own front door. The first floor affords spacious living with double glazed windows throughout. The open plan kitchen dining room flows on to a large private terrace; perfect for socialising. Towards the front are a modernised bathroom with underfloor heating and a double bedroom offering plenty of storage. The light-filled living room has been opened up to enhance the space. The second floor loft conversion comprises a double bedroom and en suite shower room with underfloor heating. Double glazed Velux windows ensure plenty of natural light.

Hambalt Road is a popular tree-lined street in Abbeville Village located between the shops and restaurants of Abbeville Road and the amenities of Clapham Common. Clapham South and Clapham Common Underground stations are both within easy reach, as well as regular bus routes into the City.









Total area (approx.): 95.0 sq. m (1022.5 sq. ft)

Terrace area (approx.): 8.5 sq. m (91.4 sq. ft)

### JACKSONS CLAPHAM

73 Abbeville Road, London,  
SW4 9JN

Sales: 020 8487 3177

Lettings: 020 8487 3178

Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.