



**Kings Avenue, Clapham, SW4**

4 bedroom house for sale

**£1,100,000**

Freehold

## Property Details

The ground floor comprises a dual-aspect reception room with attractive parquet flooring, a sleek, integrated kitchen, WC and private garden with a garage. Characterful features and large windows are a running theme throughout. French doors open to the low-maintenance, appealing garden from the smart dining room and the kitchen, allowing a seamless flow of air through the downstairs and creating an ideal entertaining space. The living room is large but cosy and comfortable with a contemporary fireplace. The garage is a fantastic asset, with rear access for parking but easily repurposed to a home office or studio, also ideal for storage. On the upper floors are three double bedrooms and a modern bathroom. The loft-style fourth room packs a real punch as a principal suite with its generous size and multiple sky-lights, creating an impressive and peaceful space to unwind. This room is complemented by a dressing room, eaves storage and a stylish, modern family-sized bathroom with separate bath tub and walk-in shower.

Council tax band E    EPC rating C (72)

## Features

- Four double bedrooms
- Two bathrooms plus a WC
- Private garden
- Secure garage
- Over 1,700 square feet
- Beautifully presented
- Bright and airy
- Fantastic location between Clapham and Brixton
- Victoria and Northern Lines plus Overground
- Chain-free





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**4 Bedroom House**

APPROXIMATE GROSS INTERNAL AREA: 1549 SQ FT / 143.9 SQ M  
 TOTAL INTERNAL AREA (INCLUDING GARAGE): 1715 SQ FT / 159.3 SQ M



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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