



Narbonne Avenue, Clapham, London SW4

Asking Price: £1,500,000 Freehold

5 1 1

- Double Reception Room
- 5 Bedrooms
- EPC EER F

- Cellar
- Patio/Garden
- Scope to Extend



Property Details

A mid terraced Victorian family house located on this residential street in the heart of Abbeville Village. Retaining a wealth of period features and situated a few minutes walk away from Clapham Common the property is perfect for a buyer looking for a family home to extend and add value to.

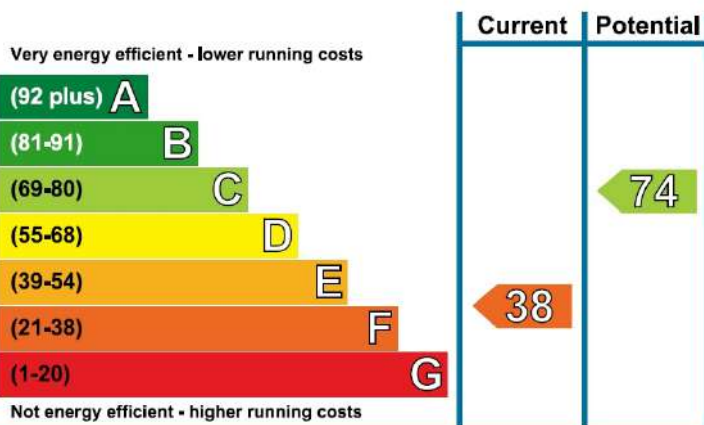
The double reception room has magnificent marble fireplaces and attractive ceiling mouldings, there is a good sized kitchen dining room going out to a patio garden and a cellar for storage. Upstairs on the first floor there are three large double bedrooms, a family bathroom and on the top floor there are two further bedrooms. At close to 1800 sq ft the house is already sizeable however there is potential subject to planning to extend to the rear at ground floor level and up in to the loft.

Abbeville Village hosts an array of fine independent restaurants and shops and public transport is found both at Clapham South Underground (0.3m) and Clapham Common Underground (0.5m). The house has been well maintained however would benefit from updating and modernising.

Please contact Lauristons Balham office for more information.

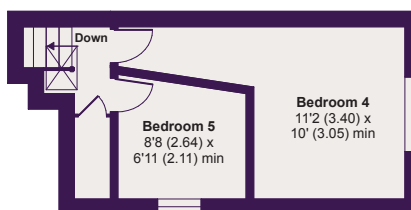


Energy Efficiency Rating

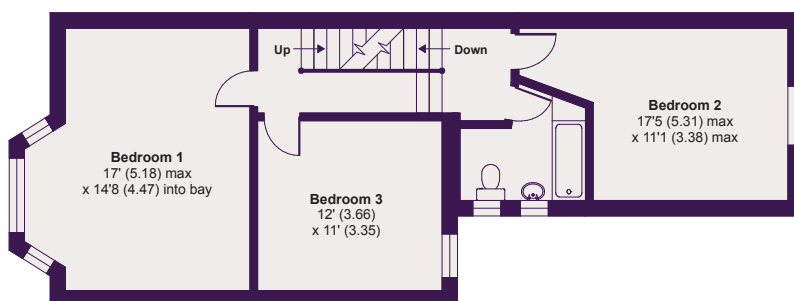


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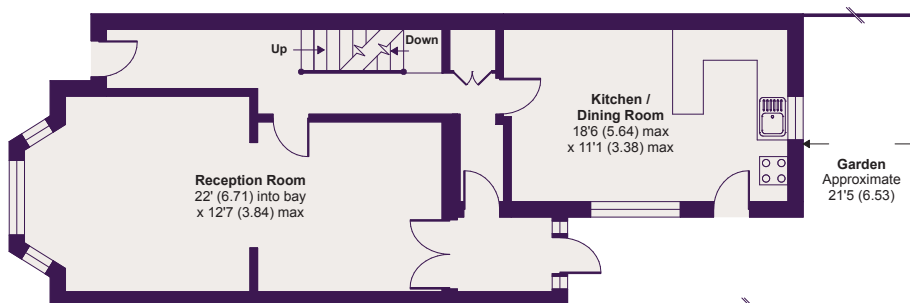
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1776 SQ FT 164.9 SQ METRES



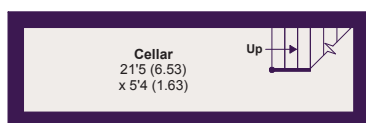
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

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 as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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