

Hambalt Road  
Wandsworth  
SW4

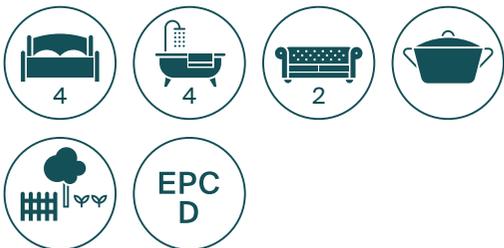




# Property description

The property was fully refurbished as a design and build project with BTL construction and is in immaculate condition throughout. The central hallway leads to a set of critical doors opening onto the sumptuous reception room with stunning parquet flooring, contemporary marble fireplace with gas fire and over 3m high ceilings. Following on through is the beautifully panelled sitting room used as a snug perfect for informal entertaining. The kitchen breakfast room at the back is cleverly designed and was sourced from Lauren Nicholas, featuring Miele and Gaggenau appliances including a full height wine fridge.

The kitchen has thin framed floor to ceiling sliding doors which lead to the private south facing garden, walled on one side and the rest fenced with a patio area and easygrass. There is also a guest cloakroom on the ground floor and access to the cellar. Upstairs on the first floor half landing is a fabulous guest bedroom complete with wardrobes and en suite shower room. To the front of the house is the immaculate principle bedroom suite with beautiful wooden floors, walk in dressing room and en suite shower room. On the second floor is a further bedroom, a family bathroom and in the loft a final bedroom with en suite shower room along with useful eves storage. The house is in immaculate condition and has to been viewed to be fully appreciated.





## Location description

Hambalt Road is an attractive tree lined road, on the doorstep of all the local amenities in Abbeville Village. Clapham South and Clapham Common underground stations are just a few minutes' walk and there are also a number of excellent schools and nursery schools within easy walking distance, together with the wide open spaces of Clapham Common found round the corner.







Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

Knight Frank  
 Wandsworth  
 26 Bellevue Road  
 Wandsworth SW17 7EB

Knight Frank

**I would be delighted to tell you more.**

**Sam Sproston**

sam.sproston@knightfrank.com

[knightfrank.co.uk](http://knightfrank.co.uk)



Your partners in property for 125 years

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given 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. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.