



**Narbonne Avenue, SW4**  
**£1,600,000**

**Dexters**



## Narbonne Avenue, SW4

A rare and exciting opportunity to acquire a naturally substantial freehold home situated on one of the Abbeville Village's most desirable roads. Having been superbly maintained, the house also offers the potential for further extension (STPP) and has a well-proportioned garden.

The double reception room is positioned to the right of the entrance hall and includes a bay window, two fireplaces and ornate ceiling plasterwork.

The well quipped kitchen is positioned at the back of the house, comprising attractive units and ample work-top space, ample room to dine, French doors open onto the garden.

Over the first and second floors are four double bedrooms and three bathrooms, including the principal bedroom situated in its traditional position which also has a walk through wardrobe and an en suite bathroom.

Narbonne Avenue is a tree lined street moments from the many local shops, restaurants and cafés of Abbeville Village, with Clapham South & Common stations a short stroll away.

### Features

- Freehold Home
- Double Reception Room
- Large Kitchen
- Four Bedrooms
- Three Bathrooms
- Superb Location





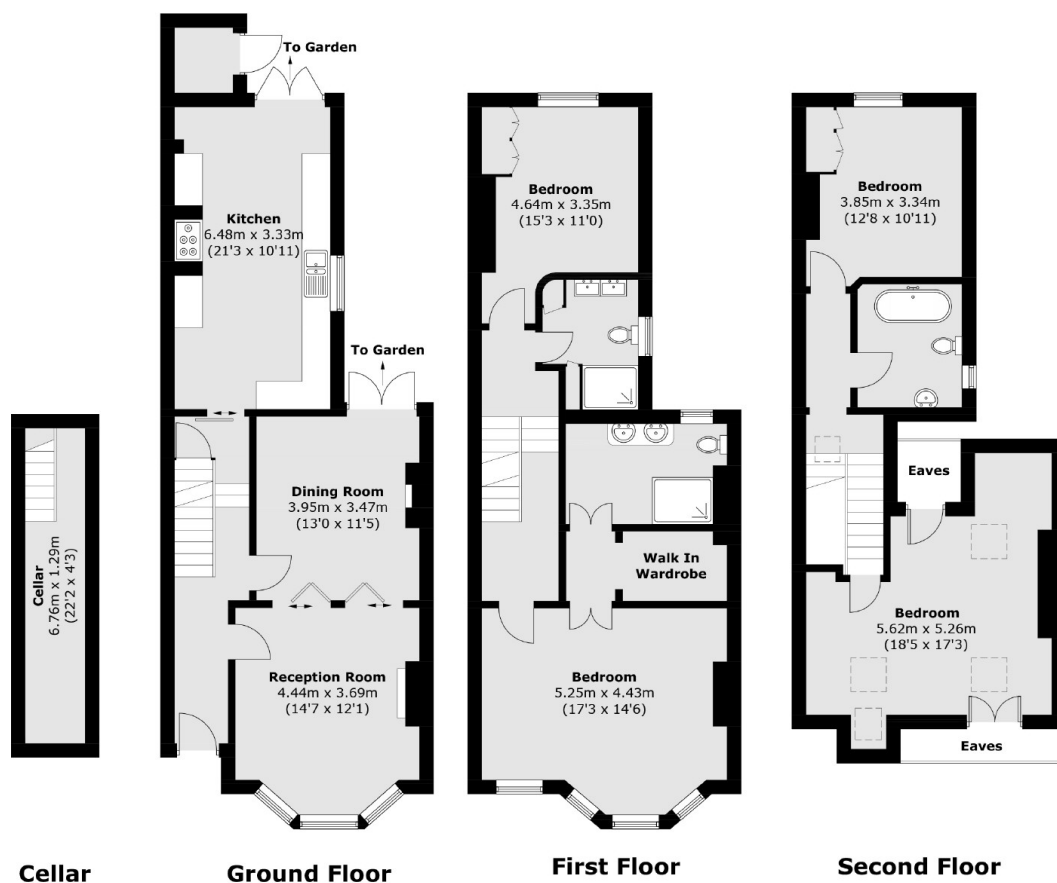








# Narbonne Avenue, London, SW4



Total area (approx.): 188.1 sq. m (2,024.5 sq. ft)  
External Store (approx.): 1.9 sq. m (20.4 sq. ft)  
(Excluding Eaves)

## Dexters

Clapham Sales  
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London  
SW4 9NG  
Sales  
020 8742 4140

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.

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