



Lessar Avenue, SW4
£875,000

Dexters



Lessar Avenue, SW4

This extremely attractive ground-floor period conversion is situated on a highly sought-after street running from Clapham Common South Side. The property extends to a generous 961 sq.ft and is superbly presented throughout with excellent proportions in all rooms and a fantastic feeling of space and light.

Comprising a spacious reception room with a large bay window, fireplace, bespoke cabinetry and book shelves, a separate modern kitchen/breakfast room with a great selection of wall/base units, plenty of space for entertaining and a log burning stove. Two large double bedrooms, a newly refurbished bathroom and a utility room complete the accommodation. Outside, there is a low-maintenance, private, south-facing garden. The property is offered to the market with a share of freehold and the potential for a ground floor extension (STPP).

Lessar Avenue is located within the extremely desirable Abbeville Village, an area renowned for its array of shops, bars and restaurants which are only a 2-minute walk away. Clapham South Station (Northern Line) is also conveniently located just a 3-minute walk away.

Features

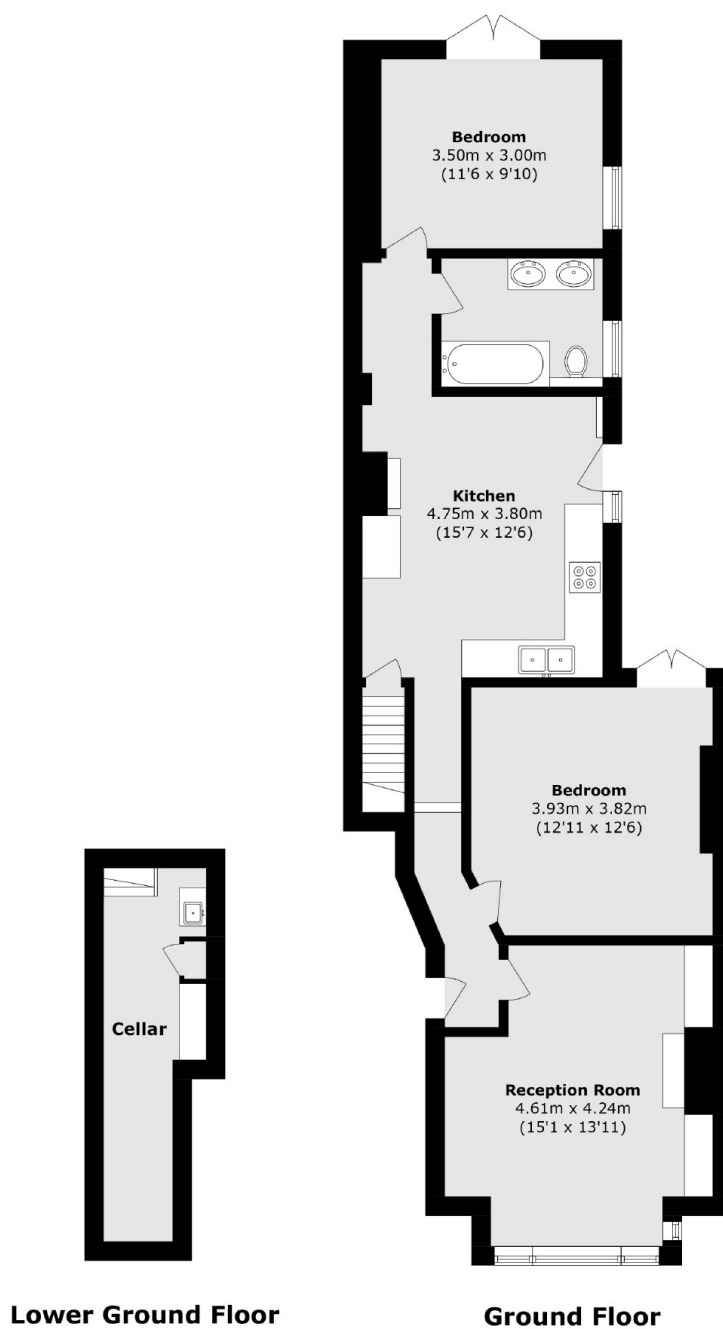
- Period Conversion
- Large Reception Room
- Modern Kitchen
- Two Double Bedrooms
- South Facing Garden
- Potential To Extend (STPP)







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Total area (approx.): 89.2 sq. m (961.2 sq. ft)

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Sales
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Energy Rating: D. 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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