



**Abbeville Road, SW4**

**£2,100,000**

**Dexters**





## Abbeville Road, SW4

This exceptional mid-terrace freehold home has been meticulously refurbished and expertly extended to create a property ideal for both family life and entertaining. Providing over 2,280 sq.ft of refined living and entertaining space over three expansive floors with a landscaped, south facing garden.

The ground floor has been thoughtfully opened out to create an inspiring, full-depth living space. At the front, a traditional double reception room offers two generous seating areas, blending classic charm with contemporary comfort. The second reception flows seamlessly into a vast kitchen/dining room.

Bi-folding doors open onto the garden, featuring a patio and an artificially lawned area, bordered by raised perennial beds. Across the first and second floors, the home offers four well-proportioned bedrooms, all with bespoke fitted wardrobes, three stylish bathrooms, and a spacious loft room, perfect for use as a study, playroom, or guest suite. Offered to the market chain.

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

### Features

- Freehold
- Double Reception Room
- Extended Kitchen
- Four Bedrooms
- Three Bathrooms
- Large Loft Room













# Abbeville Road, London, SW4



Total area (approx.): 212.4 sq. m (2,286.1 sq. ft)  
(Including Cellar / Excluding Eaves)

## Dexters

Clapham Sales  
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SW4 9NG  
Sales  
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Energy Rating: E. 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.

 **RICS** | Regulated  
Estate Agent  
and Letting Agent

[dexters.co.uk](https://www.dexters.co.uk)