



## Abbeville Road, Clapham, SW4

2 bedroom flat - conversion for sale

**£525,000**

Leasehold

### Property Details

A bright and airy two double bedroom apartment set within a beautiful Victorian conversion on the highly sought-after Abbeville Road in Clapham, with the upmarket amenities of Abbeville Village on your doorstep. The sociable hub of the home is the reception, a generous room with the proportions for a large lounge area in addition to a dining table, ideal for hosting Sunday lunches. Neatly tucked to one side the kitchen runs along one wall, maximising the space whilst not interrupting the flow of light. Peacefully nestled to the rear with leafy views over the neighbouring gardens, both bedrooms are doubles enjoying their own space away from one another, affording each their own privacy. The principal bedroom is particularly appealing, with French doors to a Juliette balcony allowing fresh air to breeze through the room, creating an exceptionally bright and airy ambience. The bathroom has a bathtub and shower above, perfect for soaking in the bubbles after a stroll around nearby Clapham Common. A neutral blank canvas with the potential to add your own decorative touches. Share of freehold will be granted upon completion of the final flat in the building.

### Features

- Two double bedrooms
- Juliette balcony
- Victorian conversion
- Bright and airy
- Prime location
- Upmarket Abbeville Village moments away
- Green open spaces of Clapham Common a five-minute stroll
- Northern Line an eight-minute walk
- Chain free
- Share of freehold will be granted

Council tax band D

EPC rating C (72)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **550 SQ FT / 51 SQ M**



**FIRST FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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