



LYNETTE AVENUE

London SW4



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An exceptional Victorian family home with a south-facing garden.



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Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

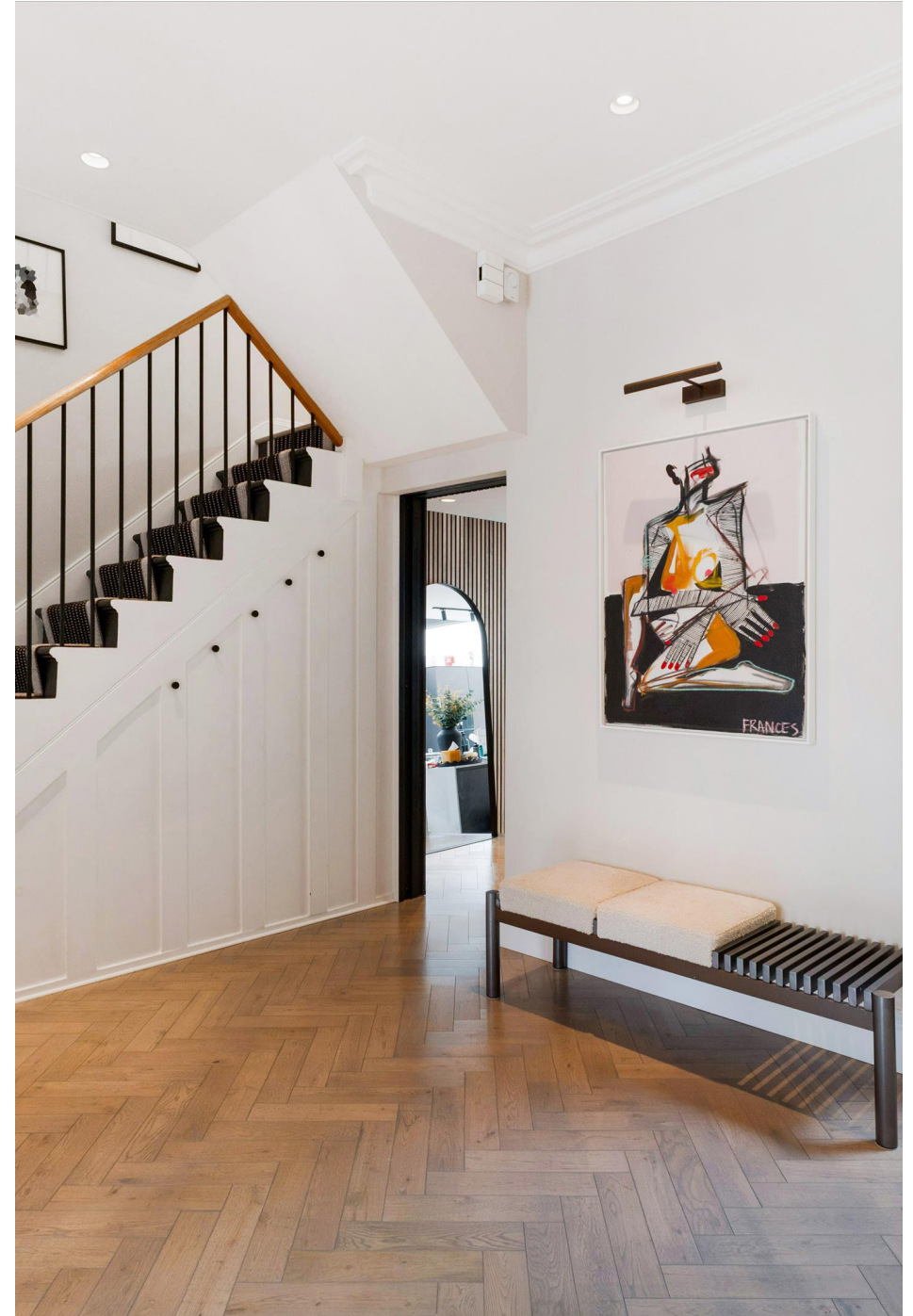
Guide price: £2,200,000



ABOUT THE PROPERTY

A five bedroom, three bathroom family home conveniently positioned on this highly sought after residential road just moments from the amenities of Abbeville Road and Clapham Common. Over the past few years, the owners have reconfigured and significantly upgraded the property throughout including a generous and welcoming entrance hall/reception area with wood flooring underfoot, ample storage and bathed in natural light. Crittal doors open in to the bay-fronted sitting room with working shutters, beautiful fireplace and woodburning stove.

Stairs rise to the first floor with the principal bedroom positioned at the front elevation. The suite is complete with generous dressing area, walk-in wardrobe and a stylish en suite shower room with oversized walk-in shower, his and hers basins and underfloor heating. A further bedroom is positioned at the rear of the plan and served by an en-suite shower room. There are two/three further bedrooms on the top floor, one of which provides access to the eaves storage and all bedrooms are served by a family bathroom.







PERIOD AND MODERN LIVING COMBINED

The focal point of this home is the open-plan kitchen, dining and family room which enjoys a high degree of natural light due to the sunny orientation. Beautifully finished to exacting standards with a range of wall and base units, central island with breakfast bar, integrated appliances and plenty of space for dining and entertaining. This space is bathed in light with a seamless flow into the garden, perfect for indoor/outdoor living and al fresco dining. Completing the accommodation on this level is a useful WC and steps descending to the cellar.

Externally the property enjoys a low maintenance and completely level south-facing garden. Enclosed by boundary walls and fencing with a high degree of privacy, seating area and BBQ.



LUXORIOUS LIVING IN A SOUGHT-AFTER LOCATION

Lynette Avenue 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 closeby and there are also a number of excellent schools and nursery schools within a short distance, together with the wide open spaces of Clapham Common less than 250m away.









(Including Basement / Loft Room)
Approximate Gross Internal Area = 198.63 sq m / 2,138 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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