

NARBONNE AVENUE, SW4

GUIDE PRICE: £2,000,000 - £2,200,000



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2,400 SQ FT / 225 SQ M | 5 BEDROOMS | 2 BATHROOMS | 2 RECEPTIONS

A beautifully appointed five bedroom house which has been designed and finished to the highest of standards with a 55 foot rear garden.

The house has been exquisitely designed throughout creating a comfortable and contemporary home. Comprising 2,400 square feet of luxurious living, the property blends modern design yet retains numerous original features plus restored fireplaces.

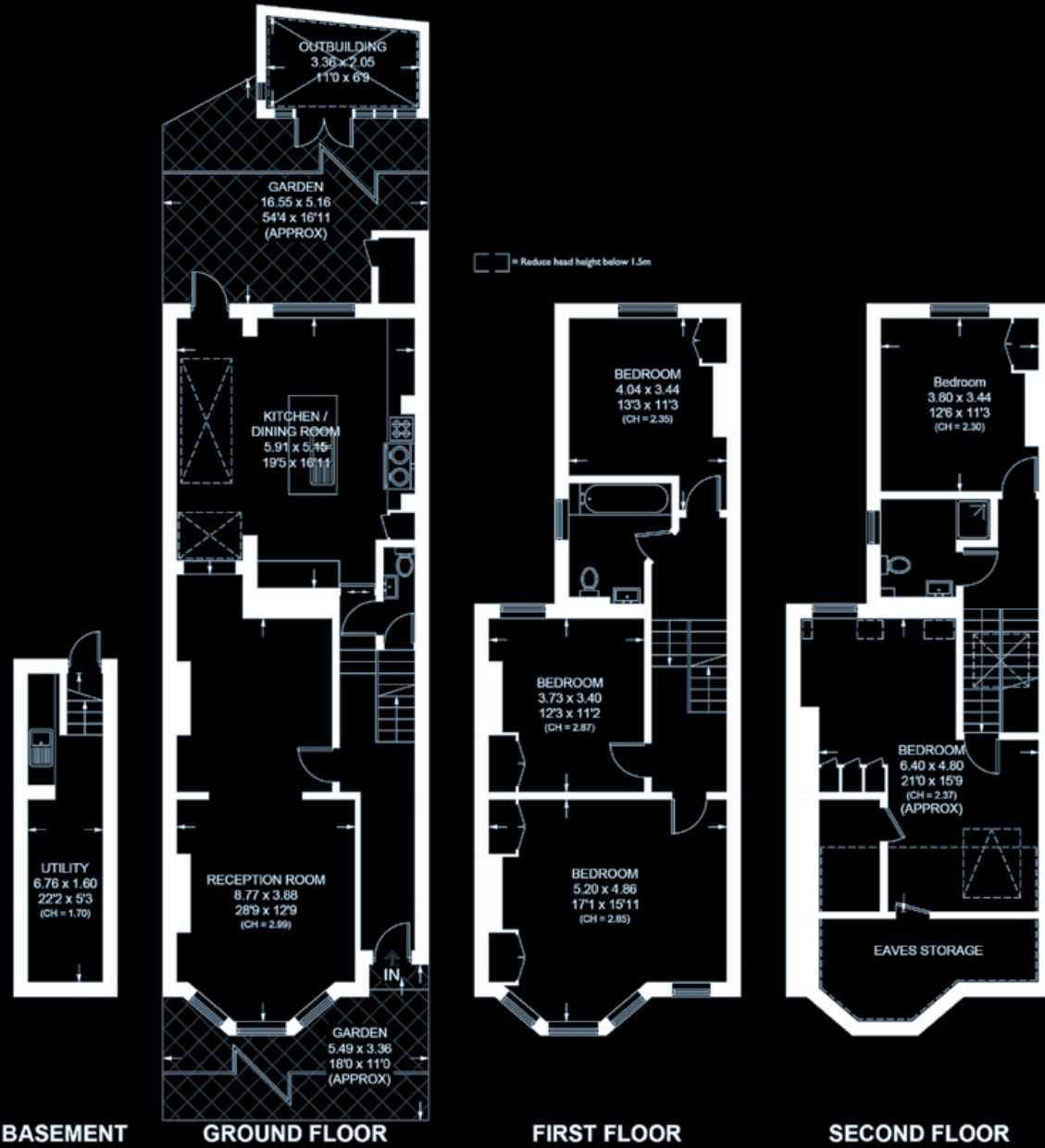
As you enter via the spacious hallway, you are welcomed into a double reception room which has engineered herringbone flooring and provides formal entertaining space. To the rear is a large and incredibly stylish hand crafted bespoke shaker style kitchen. An oversized picture window, frames the wonderful views out onto the private garden. There is a separate downstairs cloakroom and a useful cellar with laundry room tucked below. On the first floor is the principle double bedroom, with built-in wardrobes and a modern family bathroom. To the rear is an additional well-proportioned bedroom with plenty of built in storage. There are two further double bedrooms, modern bathroom and an abundance of eaves storage on the second floor.

This immaculate heritage terraced family house has recently had a second lease of life invested in it, offering a harmonious blend of classic design, modern amenities, and a truly inviting atmosphere. With its spacious living areas, generous bedrooms, and meticulously landscaped garden, it provides an ideal setting for both intimate family moments and elegant social gatherings.

Narbonne Avenue is an attractive tree lined road, a short walk from all the local amenities in Abbeville Village. Clapham South underground station is just a few minutes' walk and there are also a number of excellent schools and nursery schools within walking distance, together with the wide open spaces of Clapham Common, found at the top of the road.



Approximate Area = 206.0 sq m / 2217 sq ft
 Basement = 11.2 sq m / 120 sq ft
 Outbuilding = 7.4 sq m / 80 sq ft
 Total = 224.6 sq m / 2417 sq ft
 (Including Eaves)
 Including Limited Use Area (16.9 sq m / 182 sq ft)



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 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.

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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