

HAMBALT ROAD, ABBEVILLE VILLAGE, SW4
GUIDE PRICE: £2,250,000 - £2,500,000



WILFORDS
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2,261 SQ FT / 210 SQ M

6 BEDROOMS | 3 BATHROOMS | 3 RECEPTIONS | FREEHOLD

This incredibly wide semi-detached Victorian family house located in the heart of 'Abbeville Village' in Hambalt Road which has been completely remodelled and refurbished to an exacting standard. Arranged over a series of half landings and extending to 2,263 Sq. Ft. [210 Sqm] this six double bedroom house has three bath/shower rooms, one of which is en-suite. The ground floor being imaginatively reconfigured works fabulously for entertaining, and young families alike. It has a semi open plan double reception room and a premium quality fitted kitchen that flows seamlessly out into the large and exceedingly private rear garden. Moreover, there is a utility room, guest W.C. and hallway cellar. The semi-detached element of the house gives the added benefit of side access which affords convenience and practicality for bikes and dogs etc.

The 'back to brick' refurbishment in essence delivers a 'brand-new' home within the period shell of the original property and as such retains period features which are complimented by contemporary finishes.

Hambalt Road, is seen as one of the most sought after residential roads in the heart of Abbeville Village and as such is super convenient for the independent shops, cafes, bars and restaurants in the area.

The wide choice of nurseries and primary schools in the area ensures ample options, both in the state and private sectors.

Finally, Clapham Common and two Northern Line Underground Stations are within easy walking distance.

**SCAN TO VIEW
THIS PROPERTY**



Approximate Area = 198.2 sq m / 2133 sq ft
 Cellar = 9.3 sq m / 100 sq ft
 Outbuilding = 2.8 sq m / 30 sq ft
 Total = 210.3 sq m / 2263 sq ft
 Including Limited Use Area / Eaves (8.0 sq m / 86 sq ft)



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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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