

HAMBALT ROAD, ABBEVILLE VILLAGE, SW4  
GUIDE PRICE: £1,750,000 - £2,000,000



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2,125 SQ FT / 197 SQ M

5 BEDROOMS | 2 BATHROOMS | 3 RECEPTIONS | FREEHOLD

Nestled on a quiet residential street in Abbeville Village, this charming Victorian semi-detached house is full of period character and tasteful updates, offering beautifully balanced living space over three floors.

Brimming with original features including high ceilings, sash windows, decorative cornicing, ceiling roses, bespoke wooden shutters and period fireplaces, the house retains all the hallmarks of its Victorian heritage and extends to over 2120 sq. ft.

The ground floor features a double reception room with a large window that floods the space with natural light and an open-fire fireplace – a cosy focal point for relaxing or entertaining. To the rear, a fully extended kitchen/dining/family room has been thoughtfully designed to blend modern living with classic style. The space includes a stylish Shaker-style kitchen and opens directly onto a private garden, perfect for al fresco dining and outdoor enjoyment. An additional entrance from the side of the house provides direct access into the kitchen, offering extra convenience for everyday use.

The first floor hosts the main bedroom with built-in wardrobes, a family bathroom, and two further double bedrooms. On the top floor, there are two additional double bedrooms and a second modern family bathroom, providing versatile accommodation.

Additional features include a cellar, ideal for storage or potential conversion, and eaves storage on the top floor.

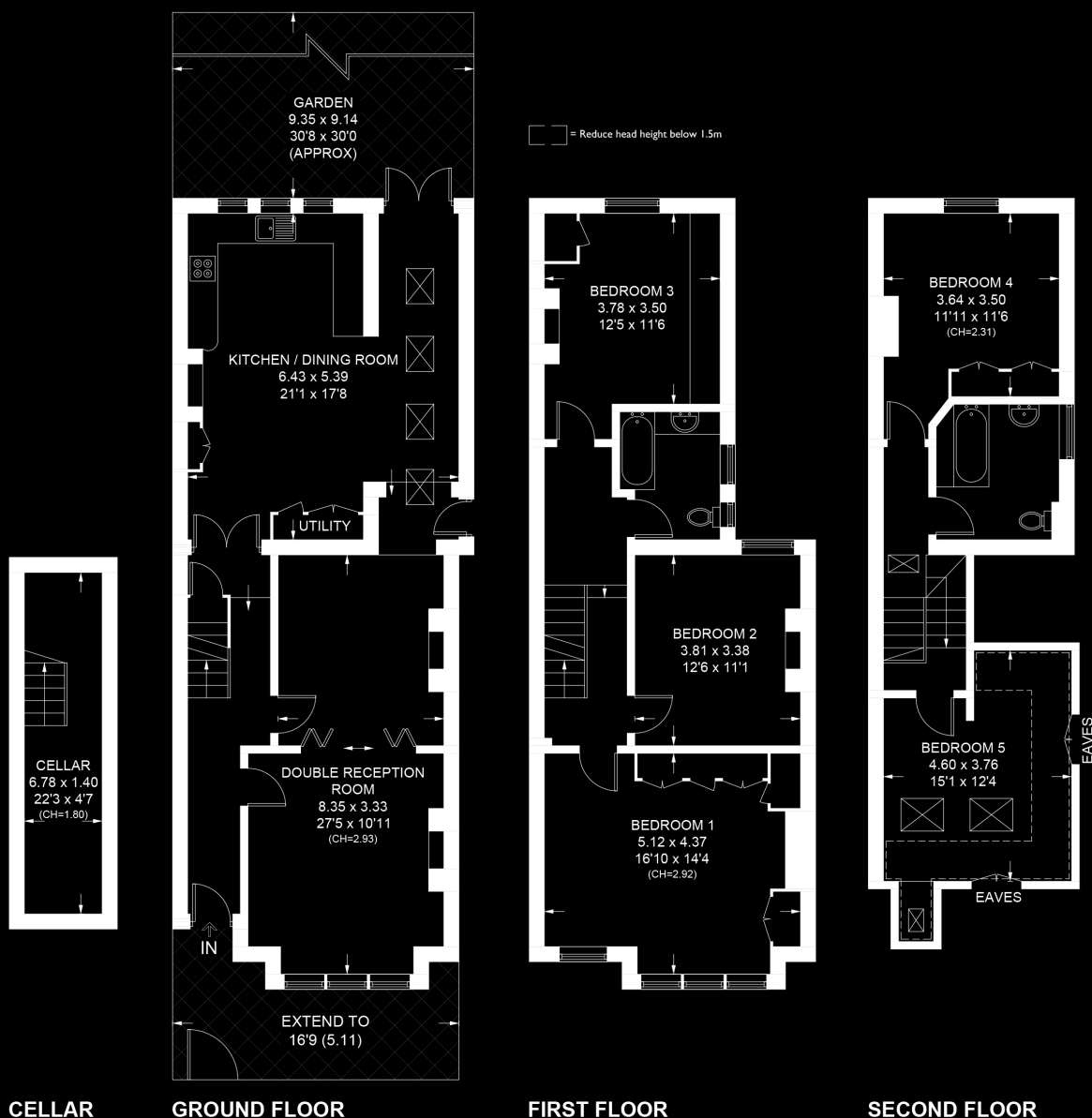
Situated just moments from the boutiques and cafés of Abbeville Village, and with Clapham Common and nearby underground stations a short stroll away, this exceptional home offers the perfect blend of modern living and prime location — with the added advantage of being within close proximity to some of the most highly regarded state and private schools in South London.

SCAN TO VIEW  
THIS PROPERTY





Approximate Area = 187.0 sq m / 2013 sq ft  
 Cellar = 10.5 sq m / 113 sq ft  
 Total = 197.5 sq m / 2126 sq ft  
 Including Limited Use Area (7.8 sq m / 84 sq ft)



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Floor plan for identification purposes only - not to scale.

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