

FRANCONIA ROAD, SW4
GUIDE PRICE: £1,750,000-£2,000,000



WILFORDS
LONDON

42 Abbeville Rd SW4 9NG
info@wilfords.com

020 7361 0410

wilfords.com



FRANCONIA ROAD, SW4
Guide Price £1,750,000–£2,000,000

5 BEDROOMS | 2 BATHROOMS |
3 RECEPTION ROOMS | KITCHEN | LEASEHOLD |
2,293 SQ FT | 213 SQ M

Introducing a beautifully appointed five bedroom family home in the Abbeville Village.

Nestled on a tranquil residential road, this five bedroom home spans three floors. Boasting an abundance of natural light and expansive living spaces, this residence also features a delightful rear garden and the sunny first-floor roof terrace offers a spectacular vantage point, adding to the already impressive list of amenities this home has to offer.

As you step inside, you are greeted by the charm and character of this Victorian home. The property comprises five well proportioned double bedrooms and two well-appointed bathrooms. Furthermore, ample reception areas ensure comfort and convenience for every family member. The ground floor encompasses a double reception room adorned with period features, and a tiled hallway that leads to the open-plan kitchen offering an array of high quality built in white goods. This bright and inviting space seamlessly connects with the south-facing garden through double doors, creating a perfect backdrop for outdoor gatherings.

Ascending to the first floor, you'll discover the principal bedroom at the front of the house. Two additional bedrooms, positioned at the rear, and a family bathroom complete this level. The second floor accommodates two more bedrooms and an additional family bathroom, providing the perfect balance of privacy and shared living areas.

Situated in the heart of Abbeville Village, this home offers easy access to Clapham Common, one of London's largest and oldest public open spaces. Commuting is a breeze with underground stations at either end of the Common (Clapham South and Clapham Common). For your daily needs and leisure, the vibrant Abbeville Village is replete with boutique shops, quaint cafes, and enticing restaurants, making this location the epitome of a comfortable and convenient urban lifestyle.



Approximate Area = 213.0 sq m / 2293 sq ft
Including Limited Use Area (14.9 sq m / 160 sq ft)



FRANCONIA ROAD, ABBEVILE VILLAGE, SW4

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

WILFORDS
LONDON

42 Abbeville Rd SW4 9NG
info@wilfords.com

020 7361 0410

wilfords.com

