

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



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5 BEDROOMS | 3 BATHROOMS | 2 RECEPTION ROOMS | KITCHEN | FREEHOLD | 2,303 SQ FT | 214 SQ M

Located in the heart of Abbeville Village, this beautifully renovated semi-detached Victorian family home benefits from five double bedrooms served by three bathrooms. Spanning over 2,300 sq ft across multiple floors, this stunning residence has been thoughtfully reconfigured to offer the perfect balance of family living and stylish entertaining space.

The ground floor has been thoughtfully redesigned for seamless entertaining, boasting a sophisticated double reception room and a contemporary kitchen/dining area. The kitchen features classic shaker-style units, a beautiful pocket window and doors of which open onto a generously wide, private garden.

Upstairs, the first floor hosts three double bedrooms along with a large family bathroom. The top floor offers two additional double bedrooms, one with an en-suite and an additional bathroom complete with a bath tub.

Additional features include ample storage throughout, side access of which is currently used for storage for bikes & bins, and a cellar accessed from the hallway.

Perfectly positioned just moments from the vibrant shops and cafés of Abbeville Village, and within easy walking distance of Clapham Common and nearby underground stations, this exceptional home combines contemporary living with a sought-after location.



Approximate Area = 214 sq m / 2303 sq ft



HAMBALT ROAD, ABBEVILLE 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.

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