

CRESCENT LANE, SW4  
GUIDE PRICE: £750,000 - £875,000



WILFORDS  
LONDON

42 Abbeville Road, SW4 9NG  
info@wilfords.com

020 7361 0410

wilfords.com





**CRESCENT LANE, SW4**  
£750,000 – £875,000

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION ROOM | KITCHEN | LEASEHOLD | 901 SQ FT | 84 SQ M

A beautifully presented split-level Victorian conversion flat, ideally located on the sought-after Crescent Lane in the heart of Abbeville Village.

This bright and airy home boasts impressive high ceilings, elegant sash windows, and a charming feature fireplace in the generous front reception room, complete with a striking bay window that floods the space with natural light. The separate modern kitchen/breakfast room is thoughtfully designed with integrated appliances and ample space for a dining table, seamlessly opening onto a south facing private roof terrace—perfect for al fresco dining or relaxing outdoors.

Accommodation comprises two spacious double bedrooms, a contemporary bathroom with both a shower and a bath, and plentiful built-in storage throughout. The property combines period character with modern comforts, offering a stylish and practical living environment.

Situated moments from the vibrant cafés, boutiques, and green spaces of Abbeville Village, and within easy reach of Clapham Common and excellent transport links, this exceptional flat is perfect for professionals, couples, or small families seeking a unique home in a prime SW4 location.





Approximate Internal Area = 83.70 sq m / 901 sq ft



**CRESCENT LANE, 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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