

ABBEVILLE ROAD, ABBEVILLE VILLAGE, SW4
GUIDE PRICE: £700,000 – £725,000



WILFORDS
LONDON

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

020 7361 0410

wilfords.com



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2 BEDROOMS | 1 BATHROOM | 1 RECEPTION ROOM | KITCHEN | LEASEHOLD | 864 SQ FT | 80.3 SQ M

Presenting this modern, terraced penthouse apartment located in the ever popular Abbeville Village in SW4.

This stylish 2-bedroom property boasts contemporary design elements throughout, offering a comfortable and inviting living space of which leads out onto the private, 268sqft South facing roof terrace. Both bedrooms are generously sized and benefit from ample natural light, creating a bright and airy atmosphere. The property also includes a modern bathroom with sleek fixtures and fittings and benefits even further from a fully demised outbuilding located on the ground floor.

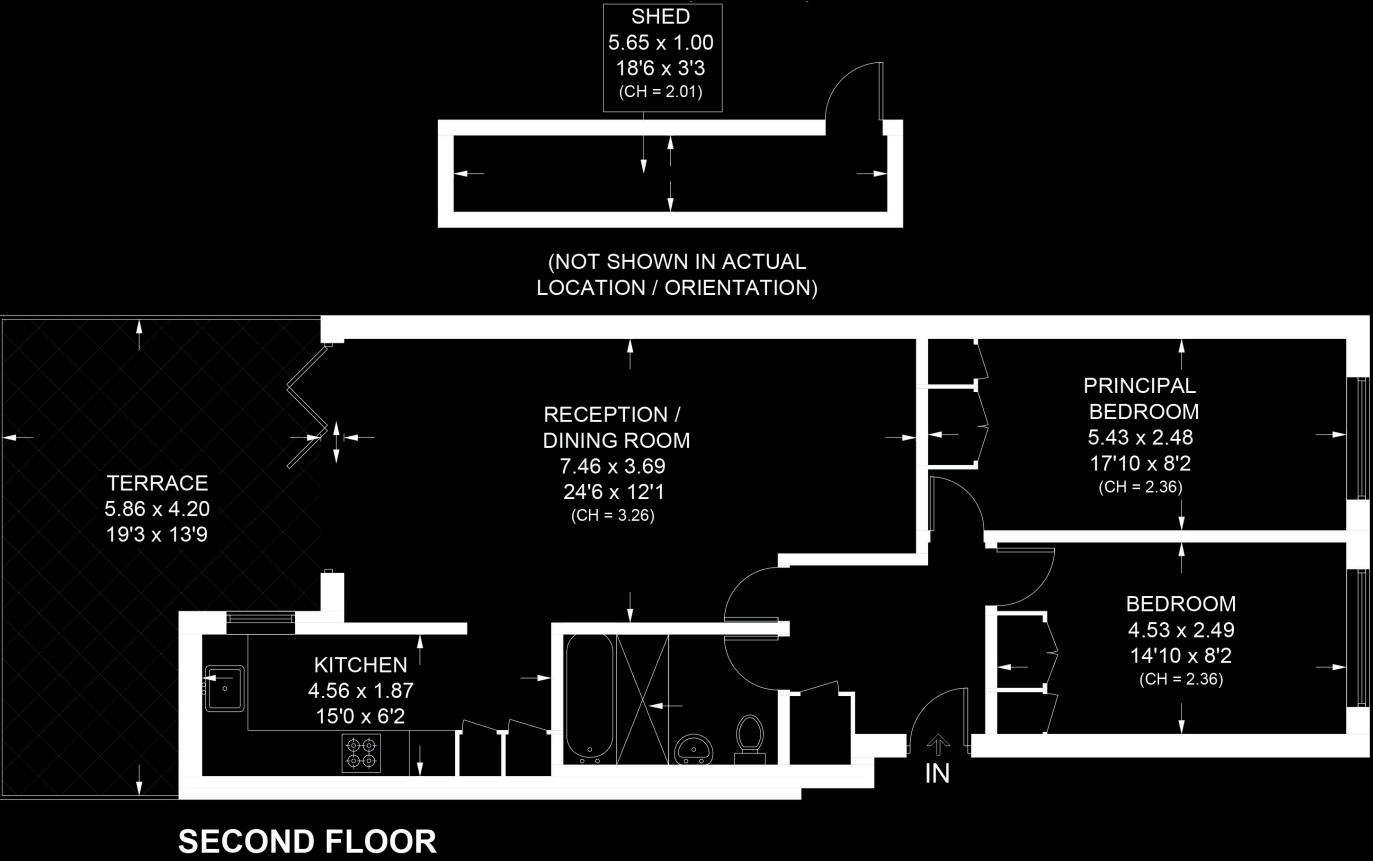
Additionally, residents can enjoy the communal garden and the convenience of nearby amenities such as shops, restaurants, and transport links. With its prime location and modern interior, this apartment is ideal for professionals, couples, or small families looking for a stylish urban retreat.

Abbeville Road, is known for its charming and vibrant local amenities. The street itself, along with the surrounding Abbeville Village, offers a delightful selection of boutique shops, independent cafes, and restaurants, creating a lively and community-focused atmosphere. Abbeville Village is particularly notable for its quaint, village-like feel within the city, with its period properties and tree-lined streets contributing to its appeal.

Nearby, you'll find Clapham Common, a large and popular park perfect for outdoor activities, picnics, and leisure. The area is well-served by public transport, including Clapham South and Clapham Common Underground stations, providing easy access to other parts of London. Additionally, there are good local schools and healthcare facilities, making Abbeville Road and Abbeville Village attractive for families and professionals seeking a pleasant, well-connected neighbourhood.



Approximate Gross Internal Area = 80.3 sq m / 864 sq ft



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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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