

PARK HILL, SW4
GUIDE PRICE: £850,000 - £950,000



WILFORDS

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3 BEDROOMS | 1 BATHROOM | 1 RECEPTION ROOM | KITCHEN | SHARE OF FREEHOLD | 11,078 SQ FT | 100.2 SQ M

Nestled on a peaceful, sought-after residential street within the Abbeville Village, this beautifully presented and newly refurbished three-bedroom ground floor maisonette offers a generous 1,078 sq ft of stylish living space, blending period charm with modern convenience.

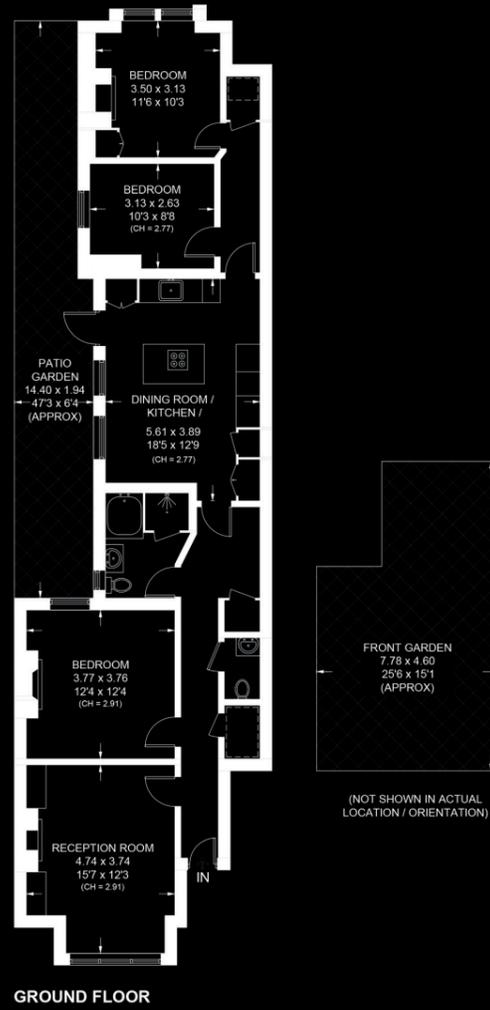
Recently renovated to an exacting standard, the property boasts super high ceilings, large sash windows, original fireplaces and tasteful finishes throughout. A spacious reception room looking out onto the front garden provides the perfect setting for both relaxing and entertaining, while the separate significantly larger than average kitchen/breakfast room offers ample storage with integrated appliances, custom built cabinetry including a pantry and features direct access to a private, West facing garden, ideal for alfresco dining or unwinding in a peaceful setting.

There are three double bedrooms, served by a luxurious contemporary bathroom plus a guest W.C./cloakroom which completes the accommodation. The maisonette is offered to the market with a Share Of Freehold.

Park Hill being within a short stroll of Abbeville Village with its collection of independent boutique establishments and is also well placed for the Northern Line underground station at Clapham Common, 0.5mi away, providing access to the City and West End. Brixton tube station is 1mi away and provides direct access to the Victoria Line and Overground services. Clapham Common itself is close to hand and the area is well-served by a selection of pre-school and primary schools in both the state and private schools.



Approximate Gross Internal Area = 100.2 sq m / 1078 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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