

Hambalt Road, SW4  
Guide Price: £1,500,000 - £1,750,000



WILFORDS  
LONDON



## Hambalt Road, SW4

£1,500,000 - £1,750,000

2,158 sq ft / 200 sq m

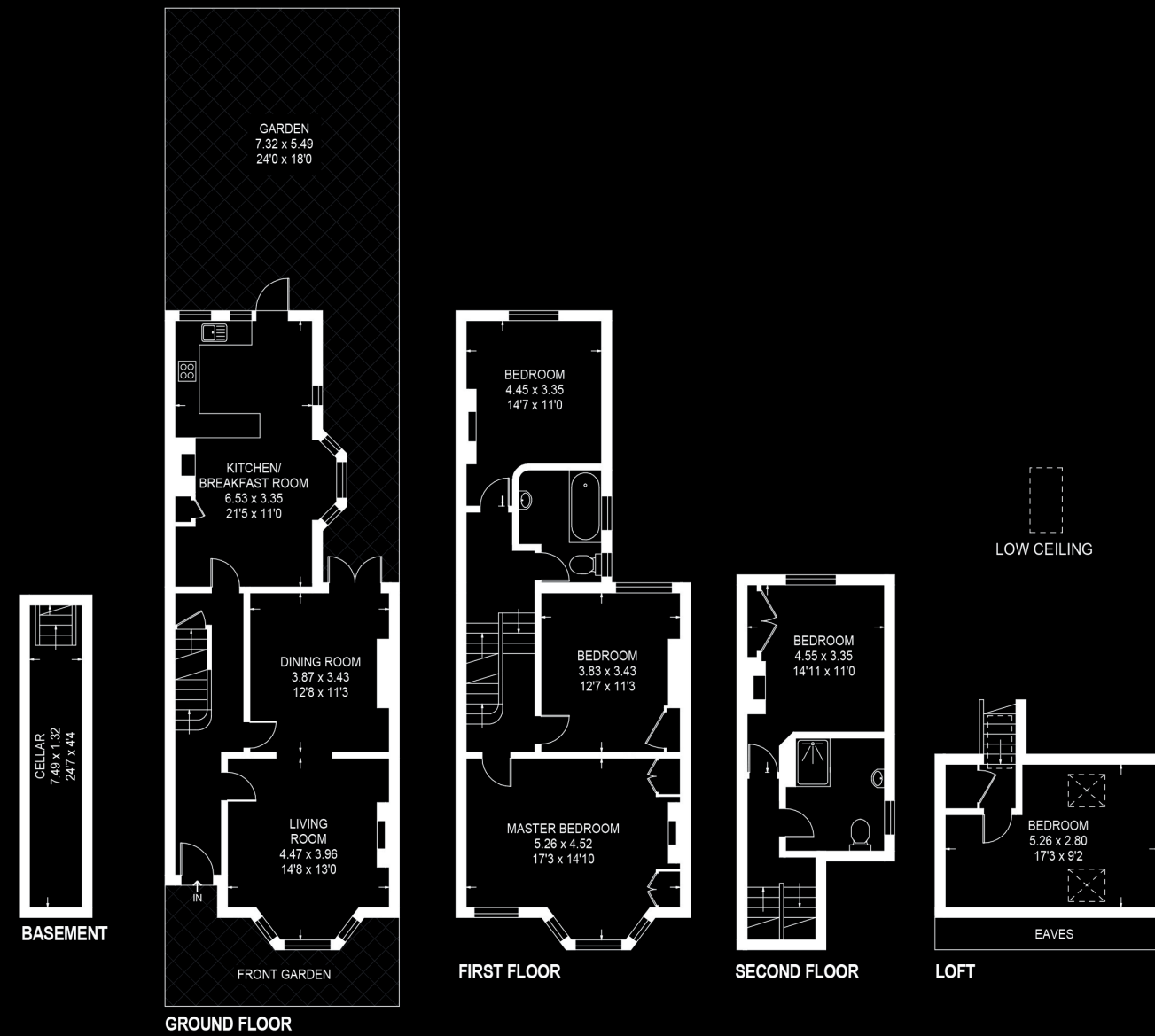
5 Bedrooms  
2 Bathrooms  
1 Reception Room  
Kitchen  
Freehold

A very well presented terraced Victorian family house which comprises five double bedrooms, retaining fine period features and boasting a 24ft South facing garden situated on arguably the most desirable road within the Abbeville Village. Arranged over four floors, the light and spacious accommodation offers excellent entertaining space with a wide double reception room, with attractive splay bay window to the front.

Hambalt Road, running directly off Abbeville Road, and therefore adjacent to bespoke independent boutique shops, cafes, restaurants and pubs, is also easy walking distance to Clapham South Northern Line tube station, while Clapham Common is even closer. The wide choice of nurseries and primary schools in the area ensures ample options, both in the state and private sectors.



Approximate Internal Area = 200.49 sq m / 2158.1 Sq ft  
 Including Eaves Storage = 12.83 sq m / 138.1 sq ft



## HAMBALT ROAD, 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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