

Narbonne Avenue, SW4  
Guide Price: £1,600,000 - £1,800,000



WILFORDS  
LONDON



## Narbonne Avenue, SW4

£1,600,000 - £1,800,000

2221 sq ft / 206.4 sq m

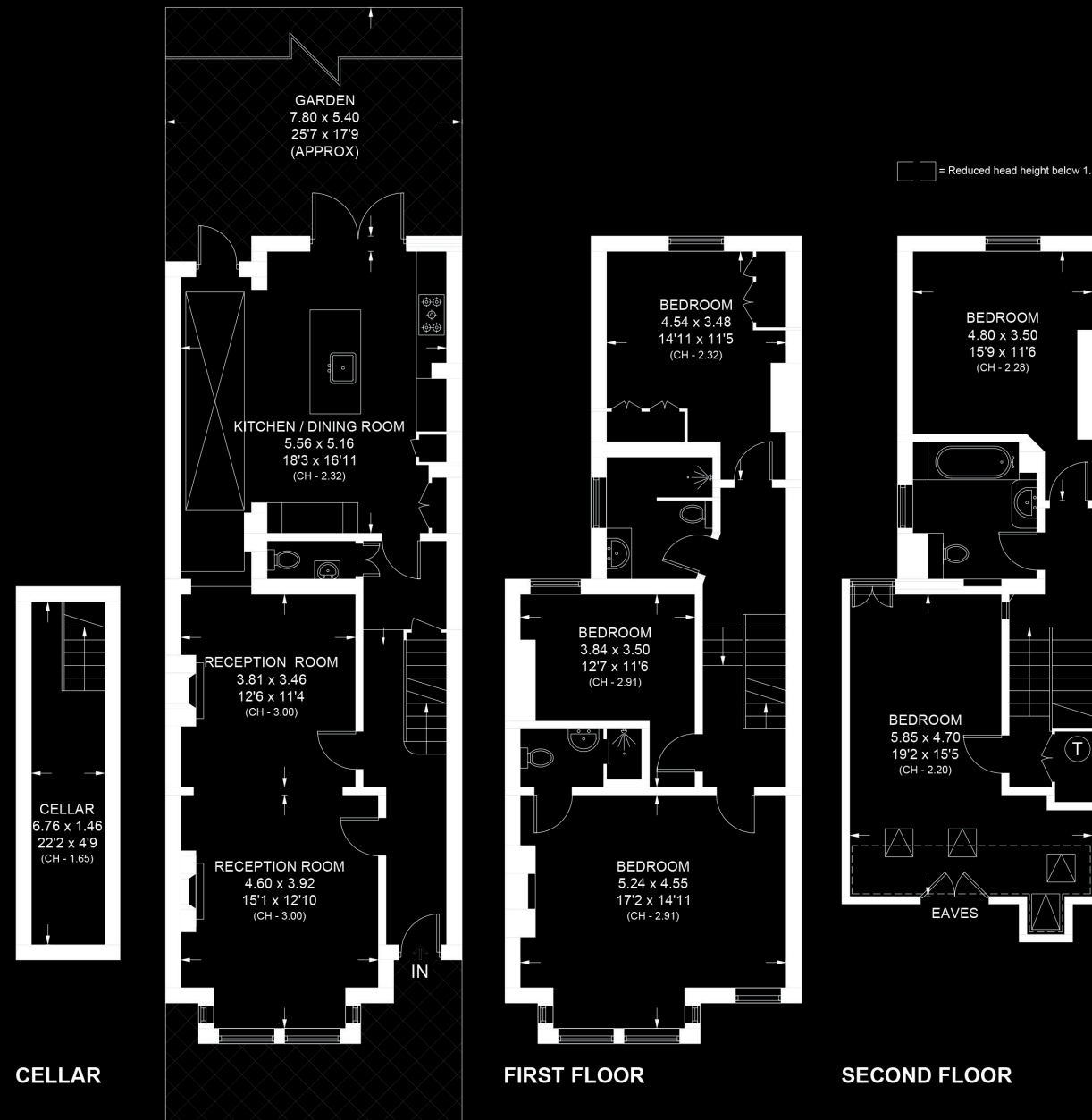
5 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
Kitchen  
Freehold

Situated in the heart of Abbeville Village, this fully extended Victorian family house measures an incredible 2,221 Sq. Ft. Well maintained, but ready for a cosmetic makeover, this five double bedroom house is served by three bath/shower rooms plus a valuable ground floor cloakroom/W.C.

Narbonne Avenue bisects Abbeville Road and therefore makes it very convenient for the local shops, bars and restaurants as well as the Common and choice of Underground Stations at Clapham South and Clapham Common.



Approximate Area = 196.6 sq m / 2116 sq ft  
 Cellar = 9.8 sq m / 105 sq ft  
 Total = 206.4 sq m / 2221 sq ft  
 Including Limited Use Area (5.4 sq m / 58 sq ft)



**NARBONNE AVENUE, 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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