

Crescent Lane, SW4
Guide Price: £1,500,000 - £1,750,000



WILFORDS
LONDON



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£1,500,000 - £1,750,000

2,840 sq ft / 264 sq m

3 Bedrooms
2 Bathrooms
2 Reception Rooms
Kitchen
Freehold

An extremely rare opportunity to acquire a charming home with one of the largest private gardens within the Abbeville Village. Coming to the market for the first time in over 30 years, this three bedroom home extends to approximately 2,840 sq ft including outbuildings and offers a thoughtful balance of character, proportion and flexibility.

Crescent Lane is well placed for the green open spaces of Clapham Common and Wandsworth Common, with cafés, independent shops and restaurants nearby. Clapham South and Balham stations provide convenient Northern line and mainline connections into central London.



Approximate Area = 212.8 sq m / 2290 sq ft
 Mezzanine = 7.4 sq m / 80 sq ft
 Outbuildings = 43.7 sq m / 470 sq ft
 Total = 263.9 sq m / 2840 sq ft
 Including Limited Use Area (12.8 sq m / 138 sq ft)
 (Excluding Void)



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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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