

Narbonne Avenue, SW4
Guide Price: £2,000,000 - £2,250,000



WILFORDS
LONDON



Narbonne Avenue, SW4

£2,000,000 - £2,250,000

2,391 sq ft / 222 sq m

4 Bedrooms

4 Bathrooms

2 Reception Rooms

Kitchen

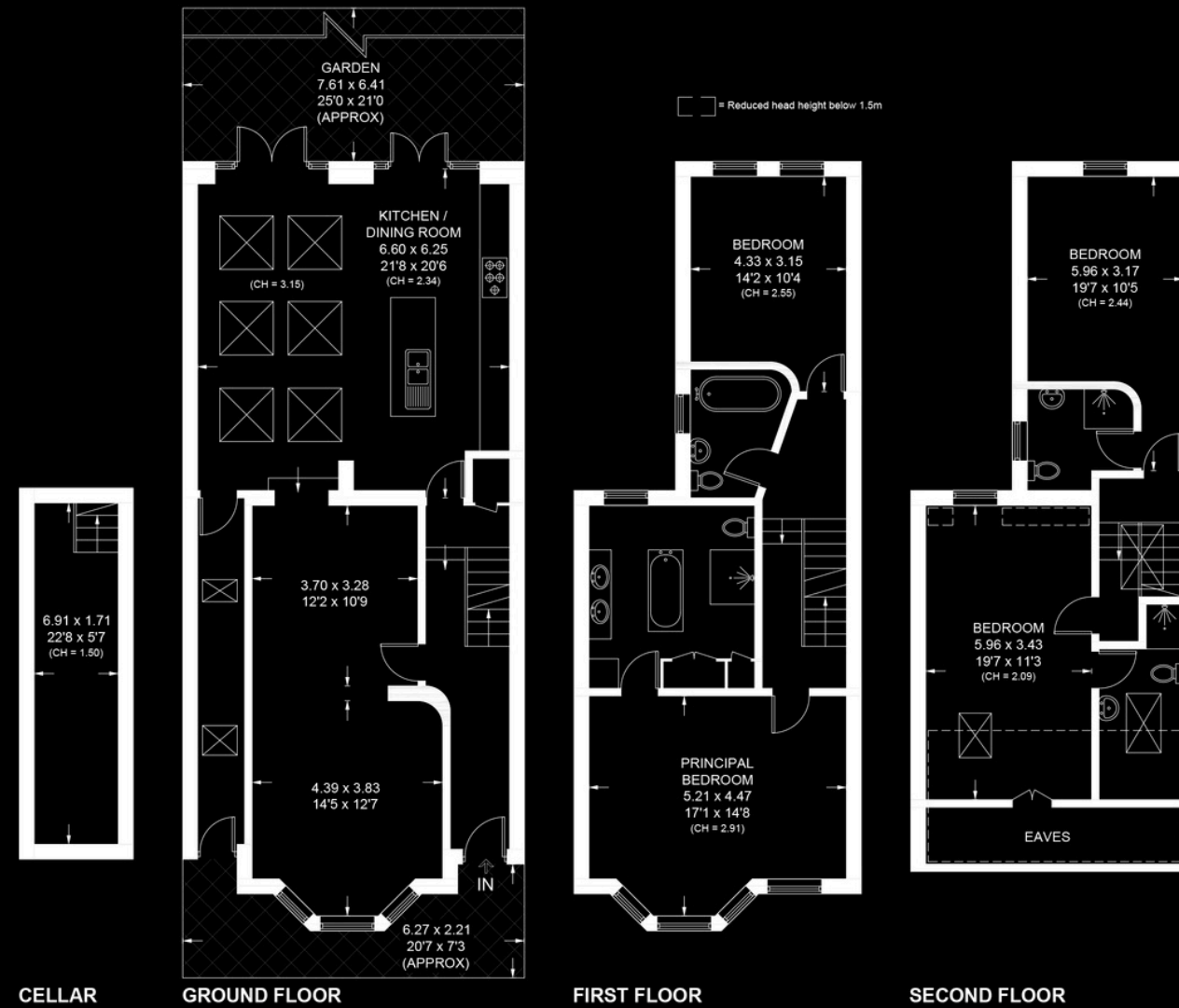
Freehold

Occupying a prominent end of terrace position within the Abbeville Village, this very much wider than average, Victorian house extends to over 2,300 square feet and has been comprehensively reworked, with both a loft conversion and side return extension already completed. The result is a well balanced family home that combines retained period character with a more open and practical modern layout.

Narbonne Avenue sits at the heart of the Abbeville Village, immediately accessible to its independent shops, cafés and restaurants. Clapham Common is a short walk away, along with Clapham South Underground station, placing the property within a well established and highly regarded residential setting that remains both connected and convenient.



Approximate Area = 210.4 sq m / 2265 sq ft
 Cellar = 11.7 sq m / 126 sq ft
 Total = 222.1 sq m / 2391 sq ft
 Including Limited Use Area (15.0 sq m / 161 sq ft) and Eaves



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.



42 Abbeville Rd, SW4 9NG
 020 7361 0410
 wilfords.com