

Franconia Road, SW4
Guide Price: £850,000 - £950,000



WILFORDS
LONDON



Franconia Road, SW4

£850,000 - £950,000

1,306 sq ft / 121.3 sq m

3 Bedrooms

2 Bathrooms

1 Reception Room

Kitchen

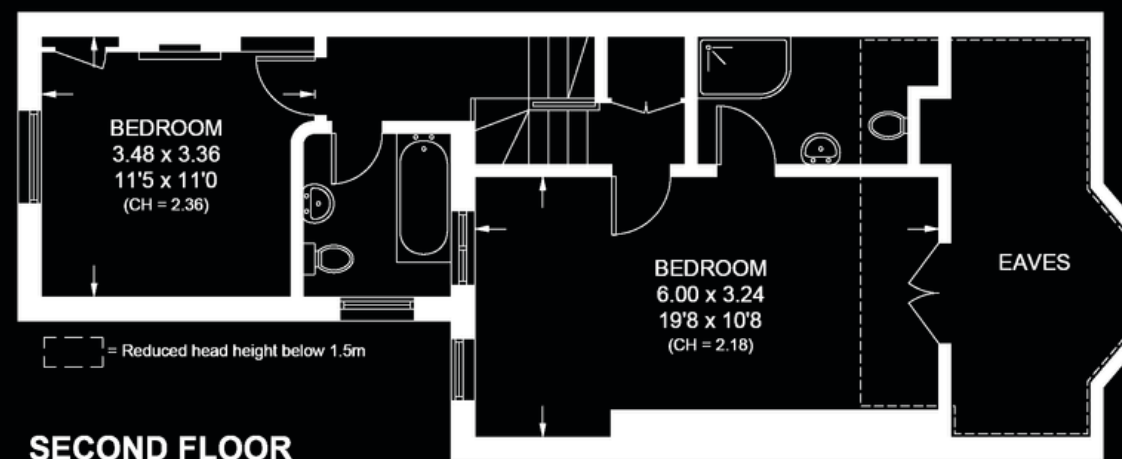
Share of Freehold

Arranged across the upper floors of an attractive period building, this well proportioned three bedroom home extends to approximately 1,306 sq ft and combines generous living space with a practical, considered layout. High ceilings, large windows and a private terrace bring a sense of light throughout. The private terrace provides an attractive outdoor space with an open outlook across neighbouring gardens, ideal for dining or enjoying the warmer months.

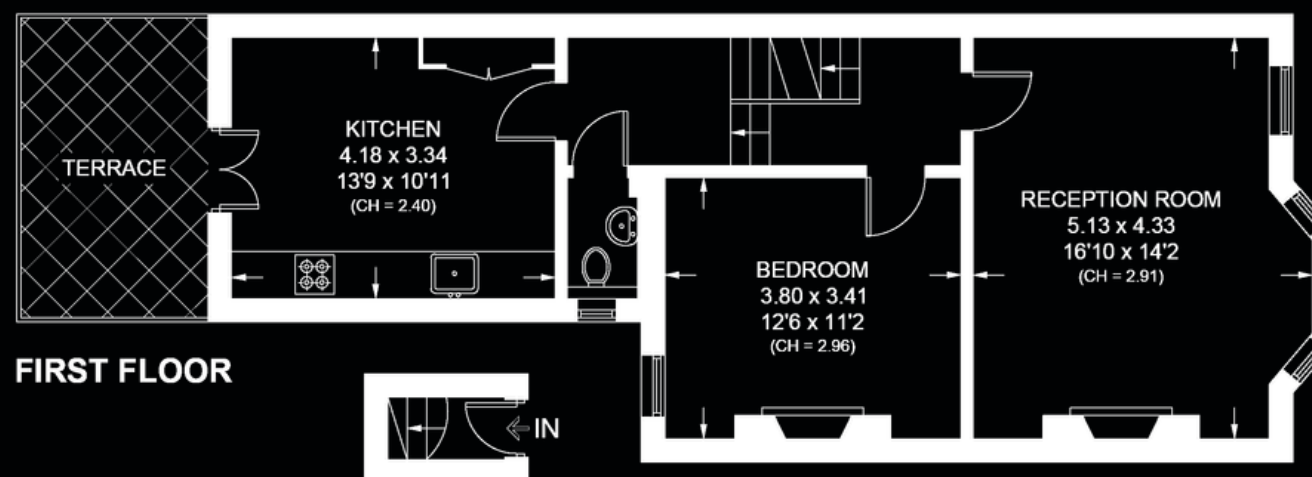
Franconia Road is a well regarded residential street close to Clapham Common, with Abbeville Village just a short walk away. Independent cafés, restaurants and everyday amenities are all within easy reach, while the open green spaces of Clapham Common provide an excellent backdrop for outdoor recreation. Clapham Common and Clapham South Underground stations, together with Clapham High Street Overground station, offer convenient connections across London.



Approximate Area = 121.3 sq m / 1306 sq ft
Including Limited Use Area (15.8 sq m / 170 sq ft) & Eaves



SECOND FLOOR



FIRST FLOOR

GROUND FLOOR

FRANCONIA 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.



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