

# Hamptons

INTERNATIONAL



**Narbonne Avenue, London, SW4**

5  2  1 

GUIDE PRICE

**£2,000,000**

**(£2,000,000)**

## Property details

---



### Key features




- **Beautifully Presented**
- **Family Home**
- **Abbeville Village**
- **Five Double Bedrooms**
- **Two Bathrooms**
- **Garden**
- **Double Reception Room**
- **Extended Impressive Kitchen**
- **Utility**
- **Storage**

## Narbonne Avenue, London, SW4

GUIDE PRICE

**£2,000,000**

**(£2,000,000)**

5  2  1 

## Description

This beautifully presented and well balanced five bedroom family home is enviably located on a highly sought after road in Abbeville. Situated on one of the most sought-after roads in the heart of Abbeville Village, this beautifully presented five-bedroom family home offers generous and well-arranged living space. The ground floor opens into a bright front reception room with a large bay window, high ceilings and original fireplace, leading through to a second reception area and continuing into an extended kitchen at the rear, creating an impressive sense of space and flow across the floor. The immaculate kitchen is well fitted with integrated appliances, a central island and ample space for a large dining table, with a skylight above and bi-fold doors opening onto the stunning patio garden, allowing for plenty of natural light. A useful utility room is located on the lower ground floor. The first floor comprises three double bedrooms, including a spacious principal bedroom with built-in storage, served by a well-appointed family bathroom. The top floor provides two further bedrooms, one arranged over a split level with a mezzanine area, ideal for guest or nanny accommodation, along with an additional modern bathroom. A welcoming and well-balanced family home with a strong sense of space in a prime Clapham location.

**Situation** The property is located just off the charming and popular high street of Abbeville Village which features an assortment of shops, boutiques, restaurants, bars and cafes including the Ginger Pig butcher, Bottle Apostle wine merchant and Gail's bakery. Transport is excellent with Clapham South and Clapham Common underground stations within easy reach as well as numerous nearby bus routes. The area further benefits from an excellent selection of local state and private schools including nearby Eaton House, Parkgate School, Broomwood Hall, Thomas's, L'école de Wix Lycée français, St Mary's Roman Catholic and Bonneville Primary School. Property Ref Number: HAM-59488



















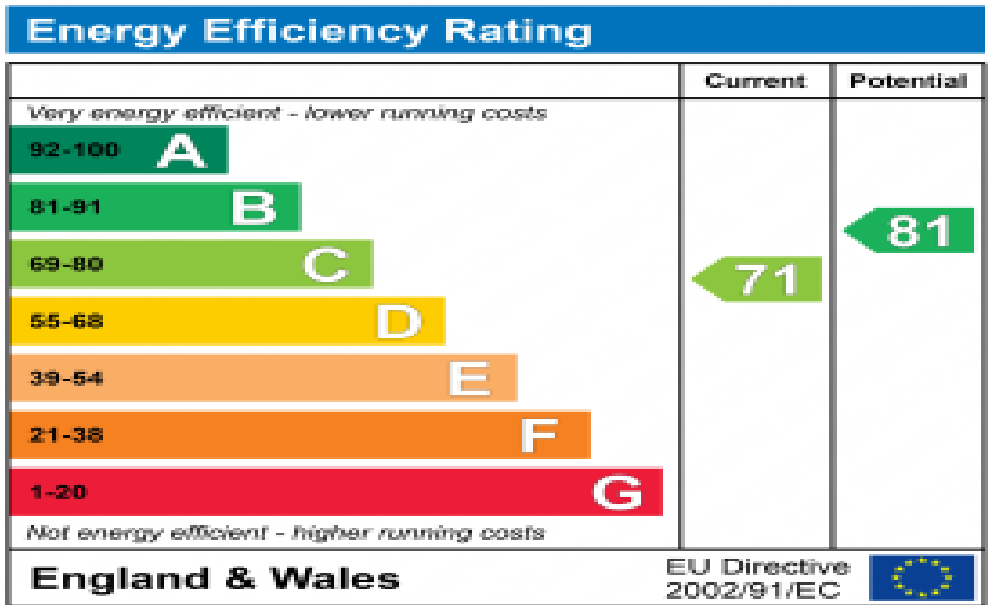
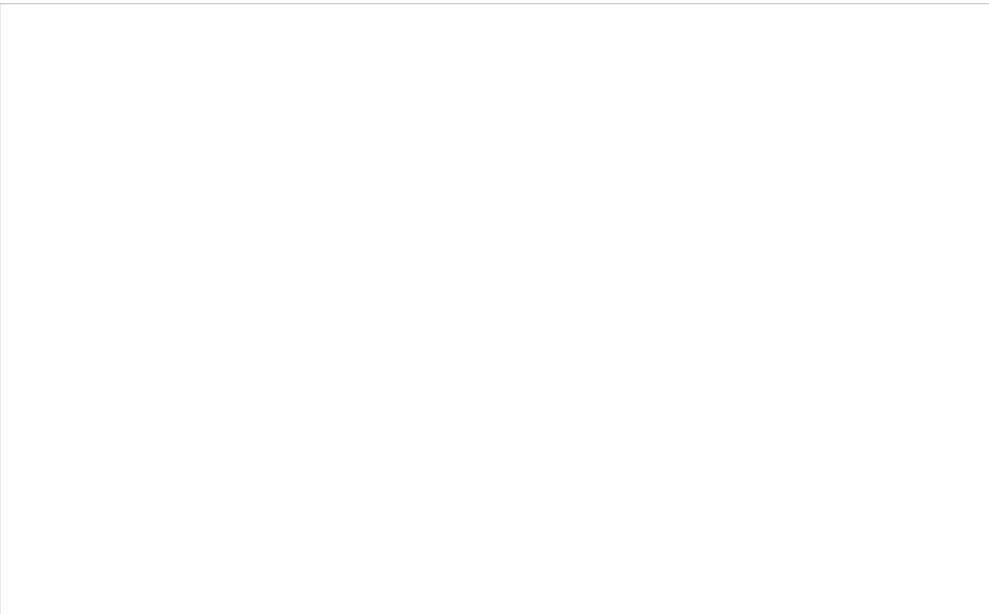












# Floor plan

## NARBONNE AVENUE

Approximate Gross Internal Area (excluding reduced headroom / eaves storage)

Lower Ground floor = 147 sq. ft. (13.7 sq. m.)

Ground floor = 777 sq. ft. (72.2 sq. m.)

First floor = 665 sq. ft. (61.8 sq. m.)

Second floor = 577 sq. ft. (53.6 sq. m.)

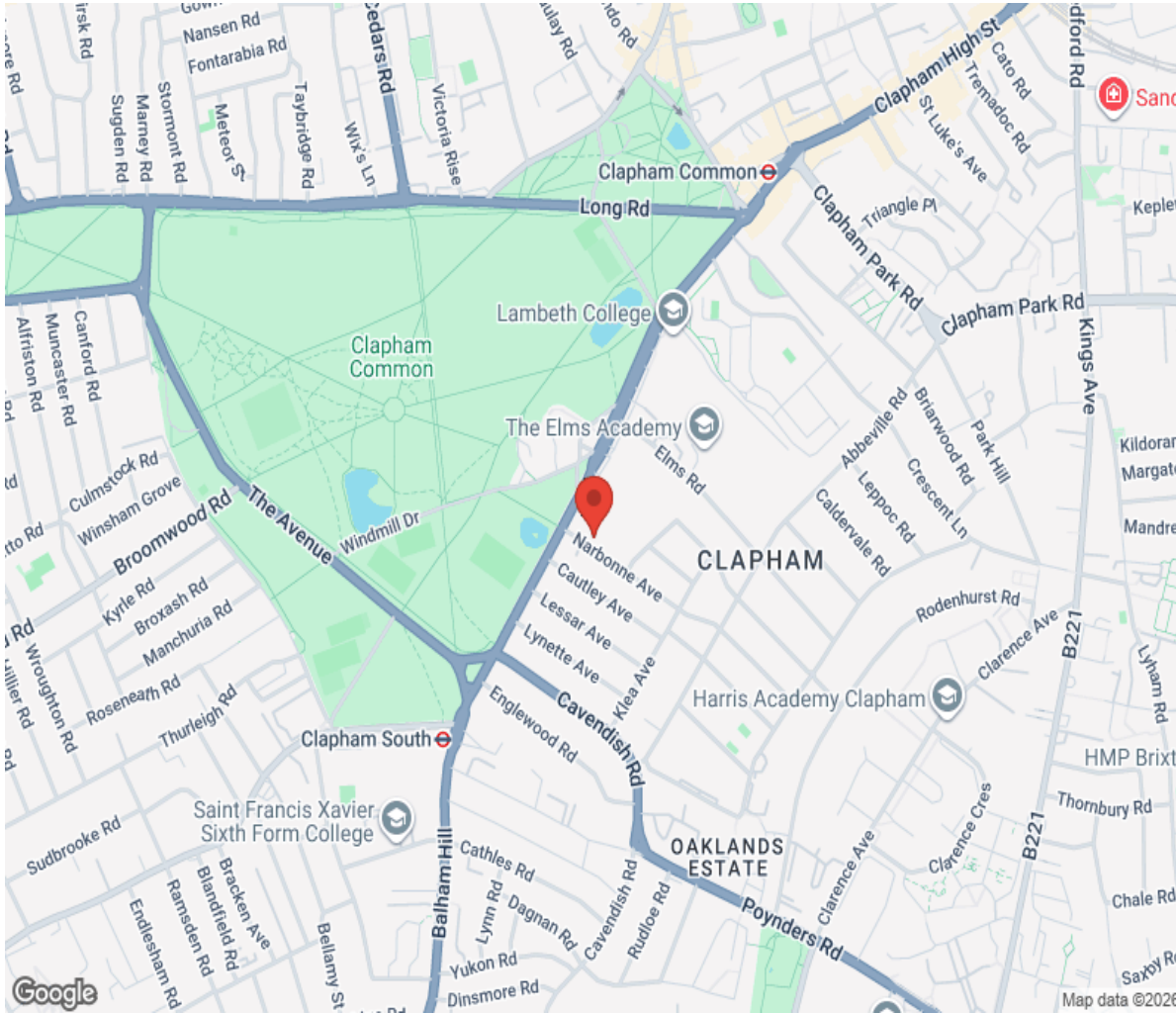
Reduced headroom / eaves storage = 34 sq. ft. (3.2 sq. m.)

Total = 2200 sq. ft. (204.5 sq. m.)



This plan is for basic guidance only. Not drawn to scale unless stated. Windows and door opening are approximate. If at all, every care is taken in the preparation of this plan, please check all dimensions, masses and complete drawings before making any decision to build upon them.

# Location



# Hamptons

INTERNATIONAL

**+44 (0)20 8618 4551**

**[international@hamptons.co.uk](mailto:international@hamptons.co.uk)**

**[www.hamptons-international.com](http://www.hamptons-international.com)**