



Narbonne Avenue, Clapham SW4



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The house is a brilliant example of modern living blended with classic period features. The interior is beautifully furnished and decorated in a neutral palette, creating bright and airy spaces. Upon entering, you are greeted by a spacious hallway that leads to a double reception room on the right perfect for formal entertaining. This flows through into the kitchen/dining room with bi-folding doors that open onto the well-tended, 28ft south west-facing garden. The kitchen is comprised of a range of units, complete with modern integrated appliances and large central island with additional storage. There is a downstairs cloakroom and a useful cellar on this floor.

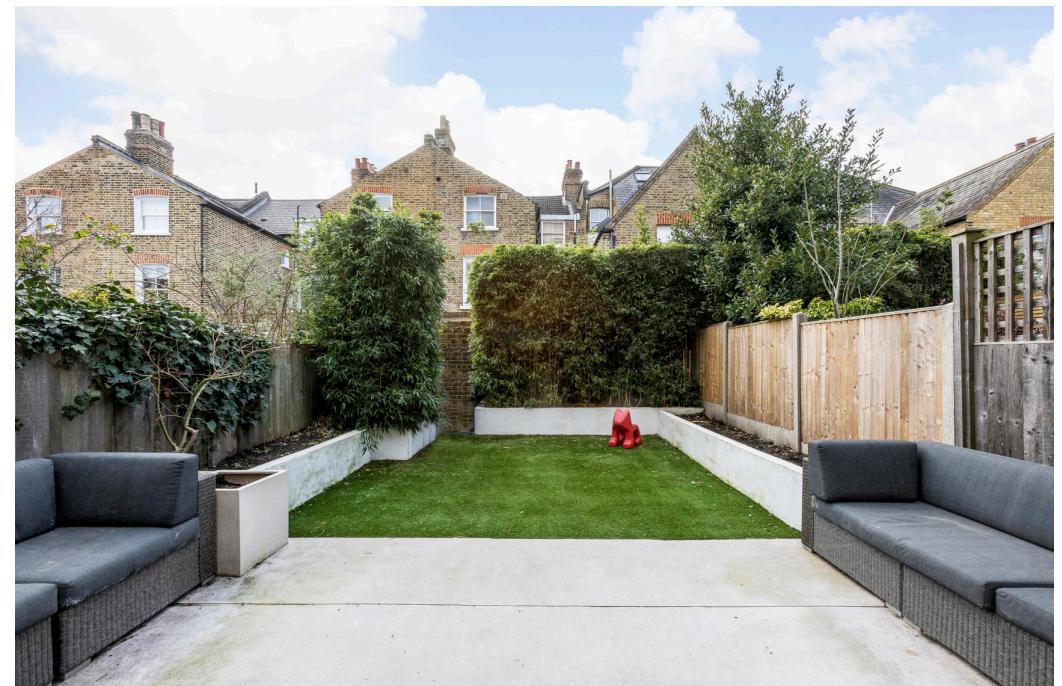


Guide price: £1,895,000

Tenure: Available freehold

Local authority: London Borough of Lambeth

Council tax band: G





Upstairs, the main bedroom is situated at the front of the property, with attractive feature fireplace and built-in storage. There are two additional well-proportioned double bedrooms, each with integrated storage and a family bathroom.

On the top floor to the rear is a lovely bedroom with built-in cupboards and a shower room. The house is completed by the guest suite, which could also be used as the principal bedroom with generous eaves storage and a stylish en-suite bathroom. The large picture window has beautiful views across the gardens to the rear of the house.



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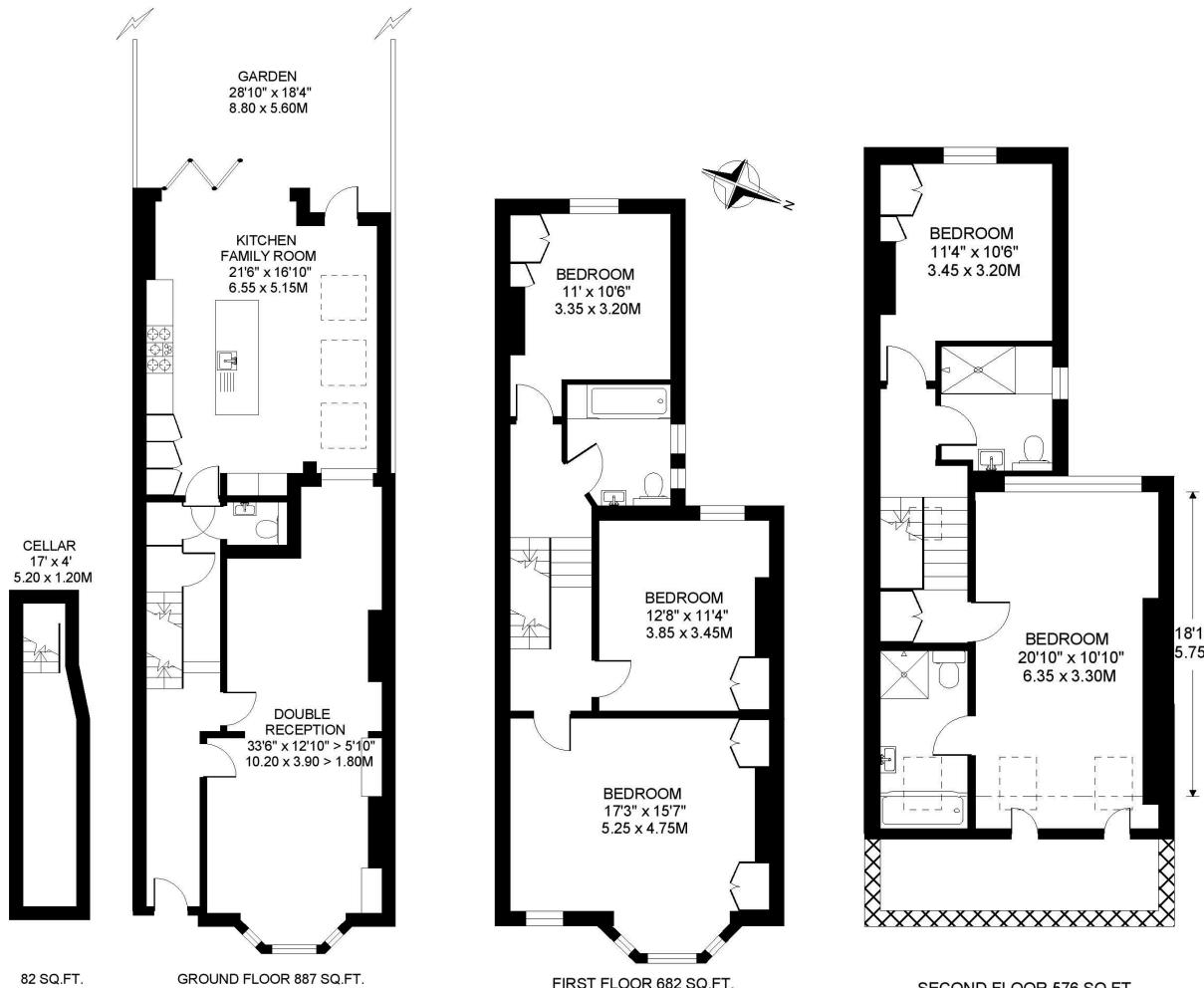
Approximate Gross Internal Floor Area

2,227 sq ft / 206.9 sq m

Total Area Shown on Plan

2,303 sq ft / 214 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated 08/03/2024. Photographs and videos dated 26/02/2024.

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