



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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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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

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