

HAMBALT ROAD, SW4

GUIDE PRICE: £2,000,000 - £2,200,000



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2,276 SQ FT / 211 SQ M | 5 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS

This incredible Victorian family house, located in the heart of 'Abbeville Village' on Hambalt Road, has recently undergone a meticulous renovation. Spanning an impressive 2,276 sq ft (211.5 sqm) across several half landings, this exquisite residence features five bedrooms and three bath/shower rooms.

The ground floor has been thoughtfully reconfigured to provide a perfect setting for both entertaining and family living. The formal front reception room exudes sophistication, featuring a stunning white marble fireplace surround and cast iron inset.

The Siematic kitchen is a true culinary haven, equipped with Bora hob and Miele appliances, while underfloor heating and Amtico signature flooring add a touch of comfort and elegance.

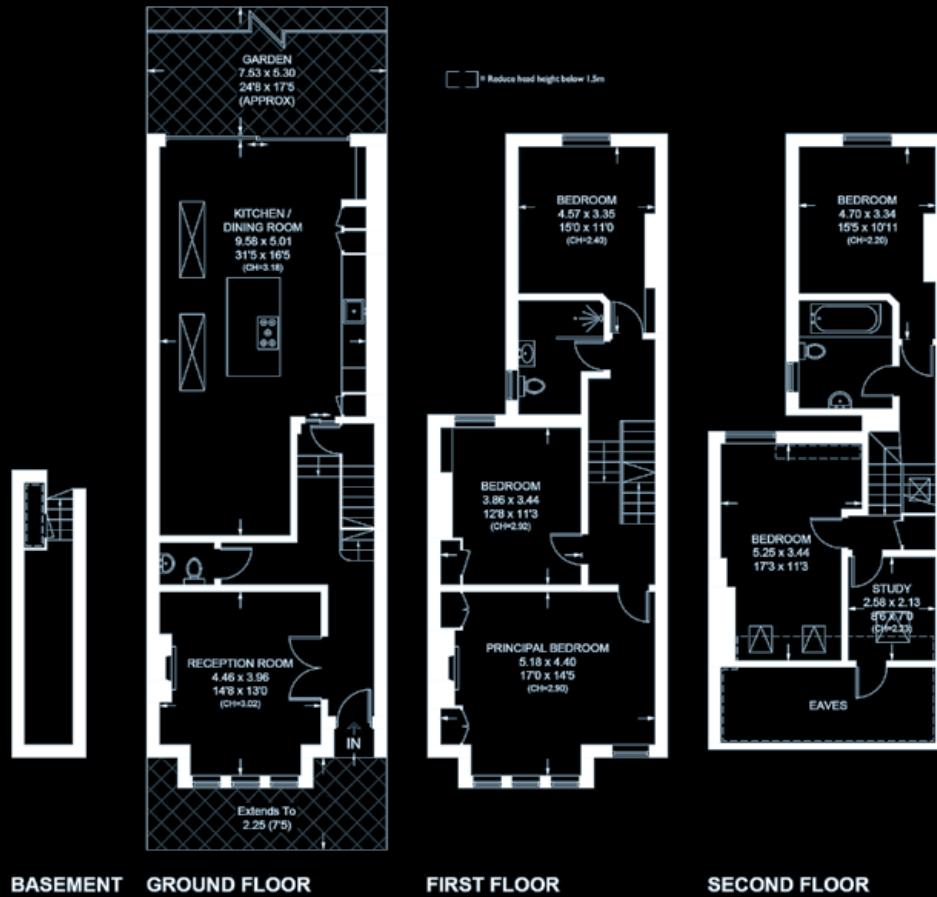
Frameless sliding doors open to the garden, creating a seamless connection between indoor and outdoor spaces. The floor has been lowered to maintain high ceilings, adding to the sense of spaciousness and luxury.

Among the recent upgrades, air conditioning has been installed in the kitchen and loft, while new double glazing was added, ensuring comfort and energy efficiency throughout the year. The property also features a Porcelanosa shower room, and new carpet was installed.

Clapham Common, one of London's oldest and largest public open spaces, is just a few minutes' stroll away and offers underground stations at either end (Clapham South & Clapham Common). Additionally, the vibrant 'Abbeville Village' is in close proximity, offering an array of boutique shops, cafés, and restaurants, enriching the overall neighbourhood experience.



Approximate Area = 211.5 sq m / 2276 sq ft
Including Limited Use Area (14.9 sq m / 160 sq ft) / Basement & Eaves



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Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Floor plan for identification purposes only - not to scale

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This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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