

LESSAR AVENUE, ABBEVILLE VILLAGE, SW4  
GUIDE PRICE: £2,000,000 - £2,300,000



WILFORDS  
LONDON

186 Northcote Rd,  
London SW11 6RE  
020 7361 0410

[info@wilfords.com](mailto:info@wilfords.com)

[www.wilfords.com](http://www.wilfords.com)





**LESSAR AVENUE, ABBEVILLE VILLAGE, SW4**

GUIDE PRICE: £2,000,000 - £2,300,000

2,653 SQ FT / 246 SQ M

6 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS | FREEHOLD

A substantially wider than average family house that measures an incredible 2,653 Sq. Ft. And benefits from a good size south west facing rear garden.

Immaculately presented, this stunning semi-detached house is located in a picturesque village setting. Boasting six generously sized bedrooms served by three bathrooms plus a ground floor cloakroom/W.C. this property offers ample space for a growing family with generous entertaining space and useful home office.

The property features a beautifully landscaped garden, perfect for outdoor entertaining or simply relaxing in the sunshine. With a modern interior and high-quality finishes throughout, this property is ready to move into and make your own.

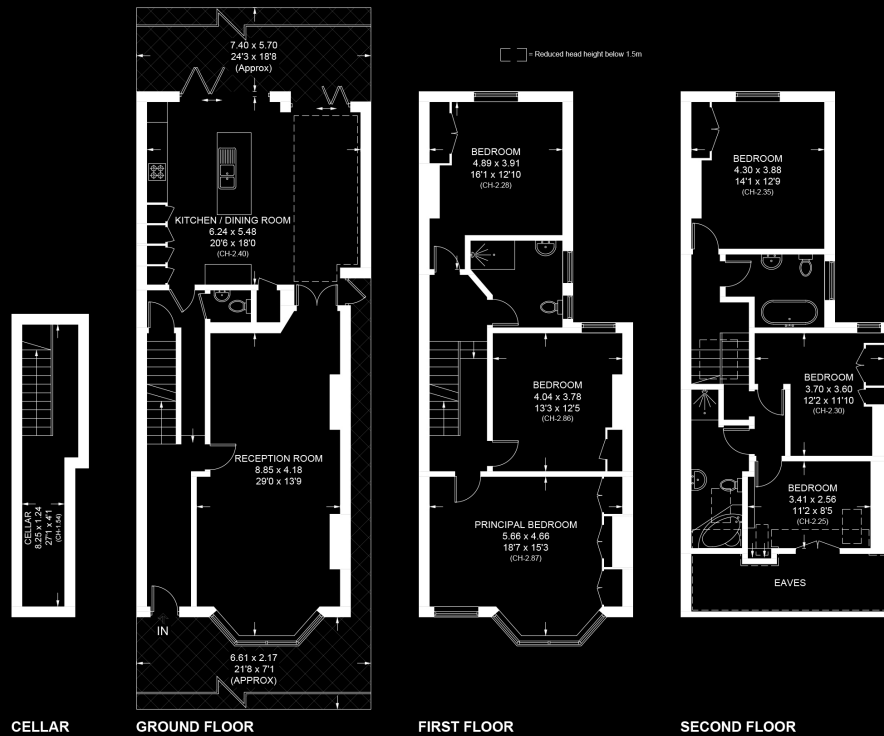
Situated in a sought-after location, nestled between Clapham Common and Abbeville Village, therefore close to excellent transport facilities with Clapham South underground station a short walk away while extensive bus routes add additional connectivity, in (0.3 miles) and the boutique shops and restaurants, on Bellevue Road (0.3 miles). There are many good schools in the area, in both the state and independent sectors, including Finton House, Northcote Lodge and Broomwood Hall.

**SCAN TO VIEW  
THIS PROPERTY**





Approximate Area = 234.6 sq m / 2525 sq ft  
 (Including Eaves)  
 Cellar = 11.9 sq m / 128 sq ft  
 Total = 246.5 sq m / 2653 sq ft  
 Including Limited Use Area (12.6 sq m / 136 sq ft)



## LESSAR AVENUE, ABBEVILLE VILLAGE, SW4

Floor plan for identification purposes only - not to scale.

Misrepresentation Act 1967. 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.

**WILFORDS**  
LONDON

186 Northcote Rd,  
London SW11 6RE  
020 7361 0410