



## Abbeville Road, Clapham, SW4

2 bedroom flat - purpose built for sale

Leasehold

### Property Details

This fantastic two-bedroom ground floor flat with its own private entrance is set within a secure, gated development and finished to a high standard throughout. Offering modern convenience and elegant design, the property enjoys the added benefit of approximately five years remaining on the build warranty and access to beautifully maintained communal grounds with a lawn and bike storage. A bright, open-plan reception room welcomes you via your own front door, boasting contemporary Crittall-style windows that flood the space with natural light. The sleek kitchen features integrated appliances, contrasting cabinetry, ambient lighting, and ample worktop space—ideal for entertaining or everyday use. Both bedrooms are well-proportioned and stylishly presented. The principal bedroom includes plush carpeting, bespoke wardrobes, and TV provisions, while the second bedroom, currently used as a home office and dressing room, remains a versatile and airy space. A modern bathroom completes the home, finished with elegant tiling and high-quality fixtures, including a bath with overhead shower, offering both comfort and style.

### Features

- Two bedrooms
- Own private entrance
- Secure gated modern build
- Outstanding build warranty
- Well-kept lawn and bike storage
- Stylish finish
- Prime location
- Up-market Abbeville Village moments away
- Northern Line an eight-minute walk
- Clapham Common just a five-minute stroll away

Council tax band E      EPC rating C (74)



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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **467 SQ FT / 43.4 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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