



**Crescent Lane, Abbeville Road, Clapham, SW4**

**£390,000**

1 bedroom flat - conversion for sale

Leasehold

## Property Details

This fantastic one-bedroom ground floor flat, complete with private parking, sits within a secure gated development finished to an excellent standard throughout. Bright and spacious, it offers a perfect blend of modern convenience and stylish living. With underfloor heating throughout and contemporary Crittall-style windows, this elegant property combines chic design with the reassurance of approximately five years remaining on the build warranty. Residents also enjoy beautifully maintained communal grounds, including a well-kept lawn and dedicated bike storage. At the heart of the home is an open-plan reception room that seamlessly integrates stylish design with practical living. Expansive Crittall windows flood the space with natural light, while the sleek kitchen features contrasting cabinetry, integrated appliances, ambient worktop lighting and abundant storage, creating a highly functional area for cooking and socialising. The principal bedroom is a serene retreat with plush carpeting, numerous windows and a calming neutral palette. A contemporary bathroom with marble-effect tiling, walk-in shower, wall-mounted W/C and floating vanity unit completes this attractive and practical home.

## Features

- One bedroom
- Secure gated modern build
- Private parking space
- Outstanding build warranty
- Underfloor heating
- Prime location
- Up-market Abbeville Village moments away
- Northern Line an eight-minute walk
- Clapham Common just a five-minute stroll away
- Chain-free

Council tax band D

EPC rating C (76)



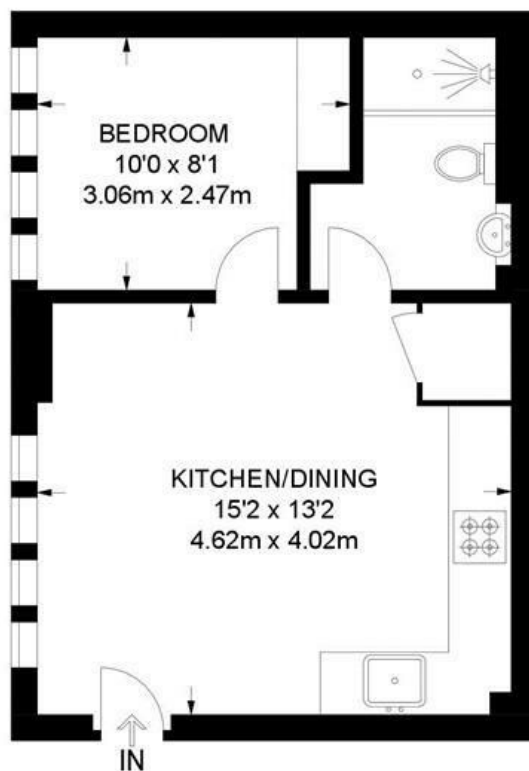


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## Crescent Lane, SW4

### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 333 SQ FT / 31 SQ M



GROUND FLOOR

ALLOCATED OFF-STREET PARKING SPACE



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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