



## Abbeville Road, SW4

£580,000 Share of Freehold

615 sq ft (57 m<sup>2</sup>) • 2 double bedrooms • fantastic location • period features • chain free • EPC: D



Douglas  
& Gordon



Situated on the first floor of this attractive building, this beautiful flat is well presented with an abundance of period charm throughout. The spacious reception room has high ceilings, in built storage and shelving, a feature fireplace and large bay window making the room exceptionally bright and light.

There are two good sized double bedrooms, a well equipped kitchen and a chic modern bathroom. Given its location and size, the property would make an ideal first time purchase and is being offered to the market chain free.

The property is situated on Abbeville Road and is close to the many local specialist shops and restaurants. Clapham South and Clapham Common Underground Stations are a short walk away (Northern Line, Zone 2) providing access north of the river. The wide open spaces of Clapham Common are also nearby.

2 double bedrooms  
fantastic location  
period features  
chain free  
EPC: D

Approximate gross floor area:  
615 sq ft (57 m<sup>2</sup>)  
Includes Cellar or Storage  
Space where applicable

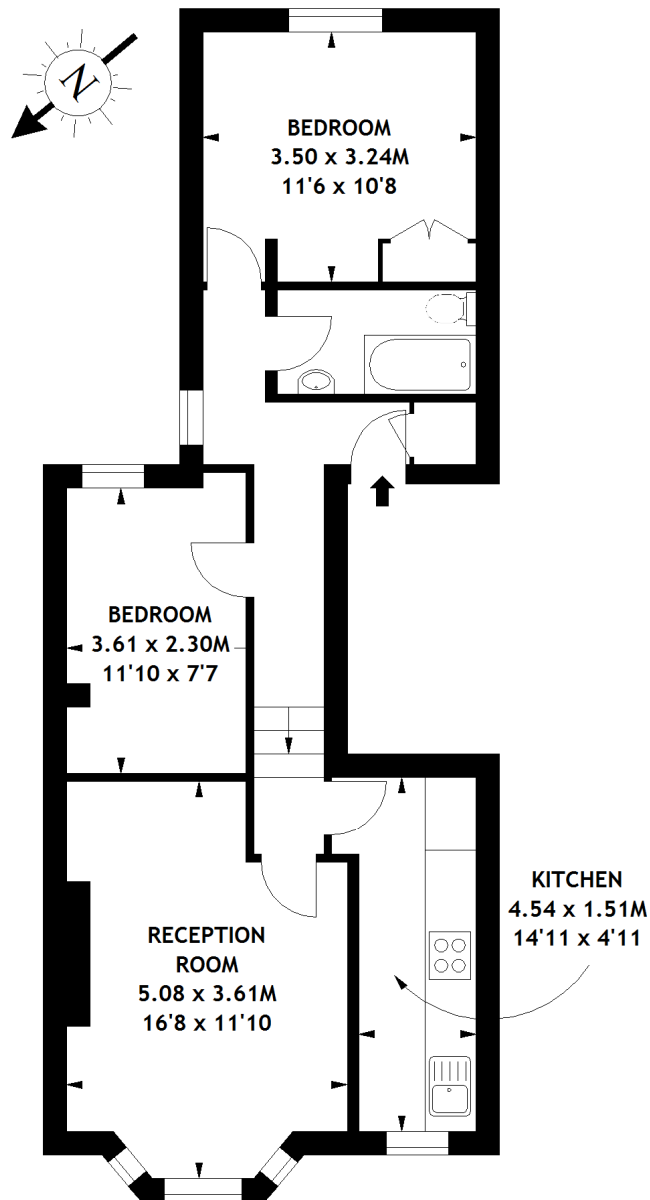
FOR ILLUSTRATIVE PURPOSES ONLY.  
NOT TO SCALE.

As defined by RICS code of  
measuring practice

This floorplan is representative and for  
illustrative purposes only. The measurements  
provided are approximate only and not to  
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party. Prospective purchasers or tenants are  
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require reliable measurements. No  
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Details Prepared: 1 February 2024

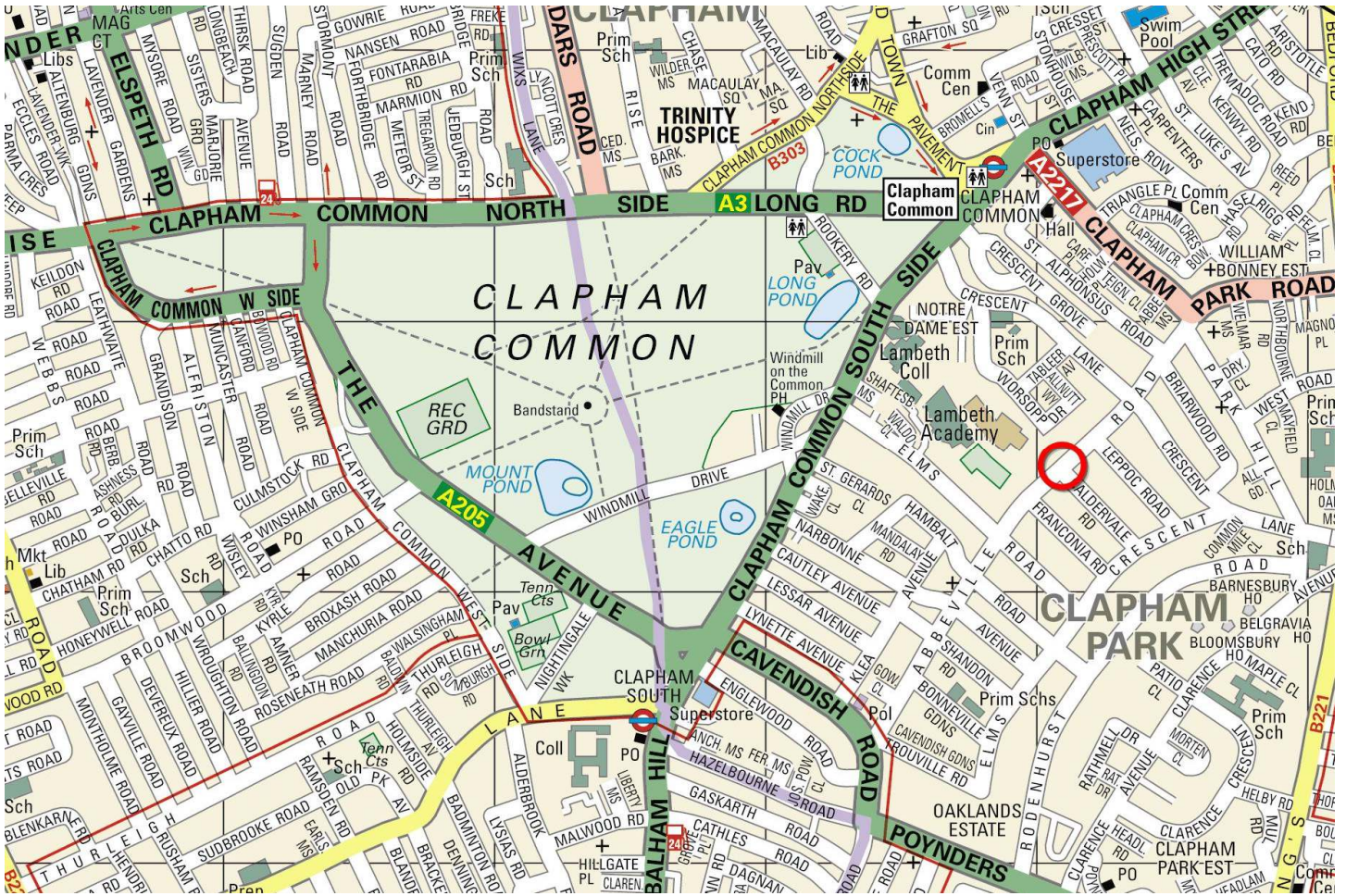
### Abbeville Road, SW4

Approximate Internal Floor (Living) Area\*  
= 615 sq ft / 57.13 sq m  
Approximate Additional Area\*  
= 0 sq ft / 0 sq m  
Total Areas Shown on Plan  
615 sq ft / 57.13 sq m



First Floor

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable



## Good to know

Nearby station: Clapham Common  
 560m (7 mins) (Line of sight)  
 Gross floor area: 615 sq ft (57 m<sup>2</sup>)  
 Local authority: Lambeth  
 Council tax band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

\* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

## Battersea Park Office

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