



## Lynette Avenue, SW4

### £775,000

This extremely attractive ground-floor period conversion is situated on a highly sought-after street running from Clapham Common South Side. The property extends to a generous 733 sq.ft and is superbly presented throughout with excellent proportions in all rooms and a fantastic feeling of space and light.

Comprising two large double bedrooms, one of which has direct access to the garden through french doors, a well equipped bathroom and to the rear of the property is a spacious open plan reception room with a large bay window, modern kitchen/breakfast room with a great selection of wall/base units and plenty of space for entertaining. Outside, there is a low-maintenance, private, garden. The property is offered to the market with a share of freehold and the potential for a ground floor extension (STPP).

Lynette Avenue is located within the extremely desirable Abbeville Village, an area renowned for its array of shops, bars and restaurants which are only a 2-minute walk away. Clapham South Station (Northern Line) is also conveniently located just a 3-minute walk away.

### Features

- Period Conversion
- Garden
- Large Reception Room
- Modern Kitchen
- Two Double Bedrooms
- Potential To Extend (STPP)

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