



HAMBALT ROAD, SW4

£800,000

- Garden flat
- Two double bedrooms
- Private garden
- Extended
- Chain free
- Energy rating: C





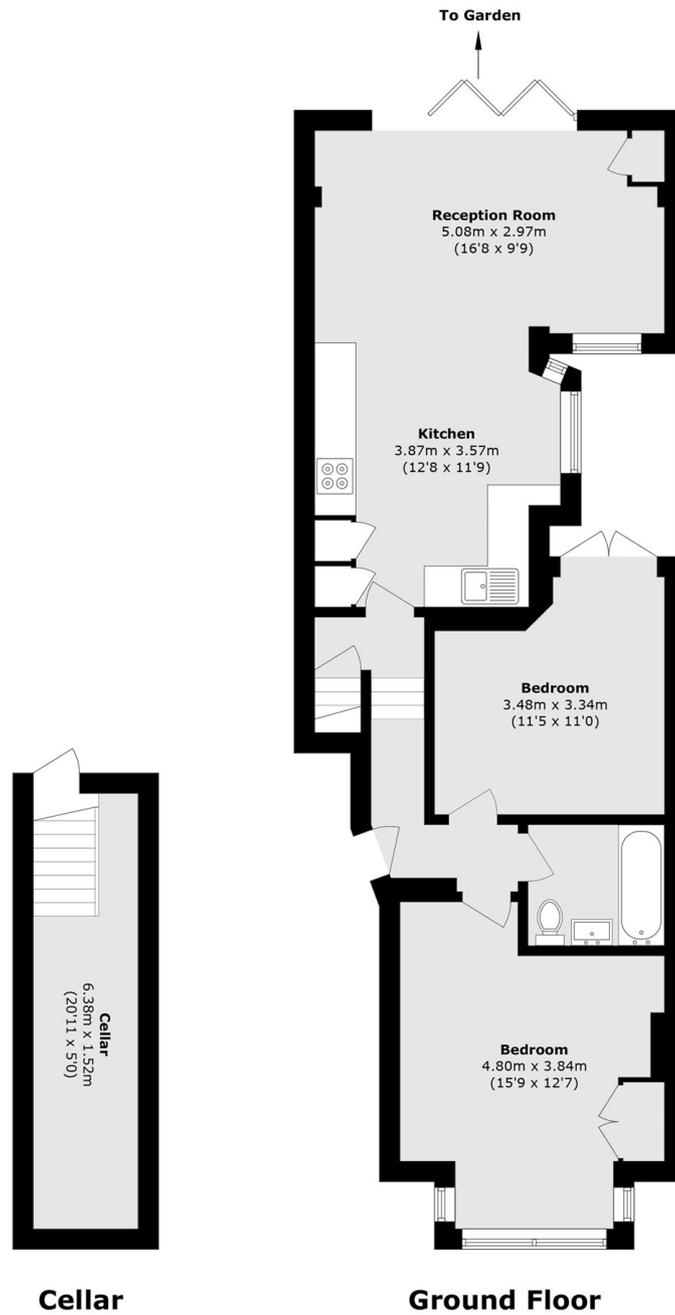
## ABOUT THE HOME

A superb example of an extended Victorian two bedroom garden flat located in the heart of Abbeville Village. The property comprises two double bedrooms, bathroom, open plan kitchen reception room with bi-fold doors leading to a decked rear garden. The property further benefits from a cellar, double glazed windows and is available to purchase with no onward chain.



Hambalt Road is conveniently located in between Abbeville Road and Clapham Common. It is a quiet residential road, predominantly consisting of purpose built maisonettes. Residents have easy access to the open expanses of Clapham Common as well as the parade of independent shops, bars and restaurants on Abbeville Road. Commuting options to the City and West End include Clapham South (Northern line) Underground, with regular bus routes linking to Clapham High Street (Windrush line) Overground.





Total area (approx.): 75.5 sq.m (812.6 sq. ft)

Courtyard area (approx.): 4.7 sq.m (50.5 sq. ft)

### JACKSONS CLAPHAM

73 Abbeville Road, London,  
SW4 9JN

Sales: 020 8487 3177

Lettings: 020 8487 3178

Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.