



## Klea Avenue, SW4

£775,000

**\*\*Guide Price £775,000-£825,000\*\*** An end of terrace purpose built Edwardian ground floor two double bedroom maisonette, with its own private garden and a share of freehold.

- Share of Freehold
- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Period Features
- Private Garden





Entered via its own private front door into a long hallway with huge built in storage cupboards. The front reception room has a stunning feature fireplace, herringbone wooden flooring, alcove cupboards and plantation shutters to the high quality double glazed windows. There are two bedrooms both comfortable doubles, set apart from one another, adding to their level of privacy. The bathroom is beautifully finished as is the fitted kitchen which is open plan to a further reception room which has lots of south facing windows flooding the room in natural light. The side and rear gardens, are delightfully private being walled and facing south and westerly enjoys a sunny aspect for much of the day right to sunset.

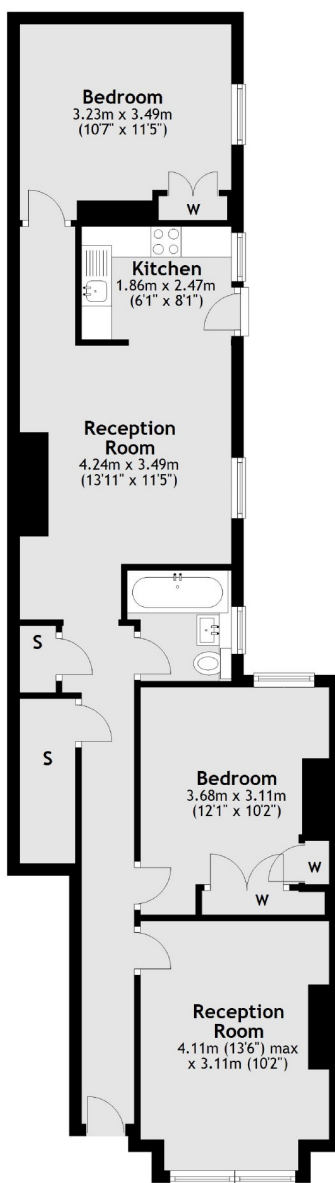
Perfectly located virtually in the heart of Abbeville Village yet within easy reach of Clapham Common and Clapham South underground station.







Ground Floor



Total area: approx. 72.2 sq. metres (777.2 sq. feet)

Jacksons Clapham  
73 Abbeville Road  
London  
SW4 9JN  
020 8875 7995  
[clapham.sales@jacksonsestateagents.com](mailto:clapham.sales@jacksonsestateagents.com)

Energy Rating: D 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.