Lynette Avenue, Abbeville Village, SW4

5 bedroom house - £2,300,000 freehold

Balham Sales

Lynette Avenue, Abbeville Village, SW4

£2,300,000 freehold 5 bedroom house

Foxtons.co.uk/12543670

This fantastic 5 bedroom family house is set over 3 floors with a lovely rear garden, boasting a bright reception room, a smart eat-in kitchen and 5 well-proportioned bedrooms.

KEY FEATURES

- Fantastic 5 bedroom double fronted house in Abbeville Village.
- Bright and spacious reception rooms with a further family room
- Sophisticated eat-in kitchen with integrated appliances
- 5 well-proportioned bedrooms with a main large ensuite bathroom
- Ample storage space throughout
- Lovely rear garden with space to relax and entertain
- Moments from clapham common

LOCAL AREA

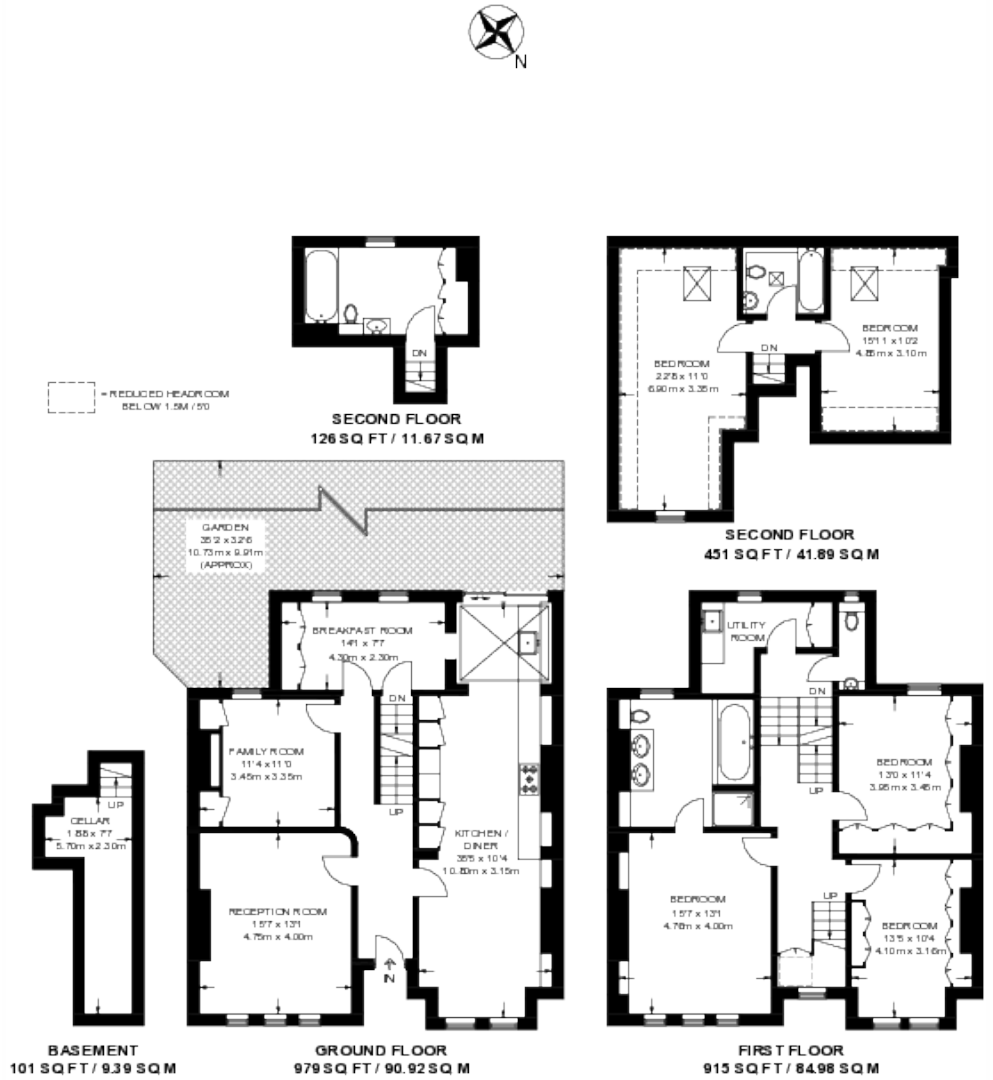
Lynette Avenue is extremely well situated for access to local amenities on Balham Hill, while the wide open spaces of Clapham Common are also easily accessed.

Clapham South Underground Station
Northern line, Zone 2+3

Clapham Common Underground Station
Northern line, Zone 2

Clapham High Street Rail Station
Windrush line, Zone 2

Representation of current layout, gross internal floor area is approximately 2,571 Sq Ft (Sq M)



APPROXIMATE GROSS INTERNAL AREA
2571 SQ FT / 238.85 SQ M

This plan has been drawn for illustrative and identification purposes only.

Foxtons Balham

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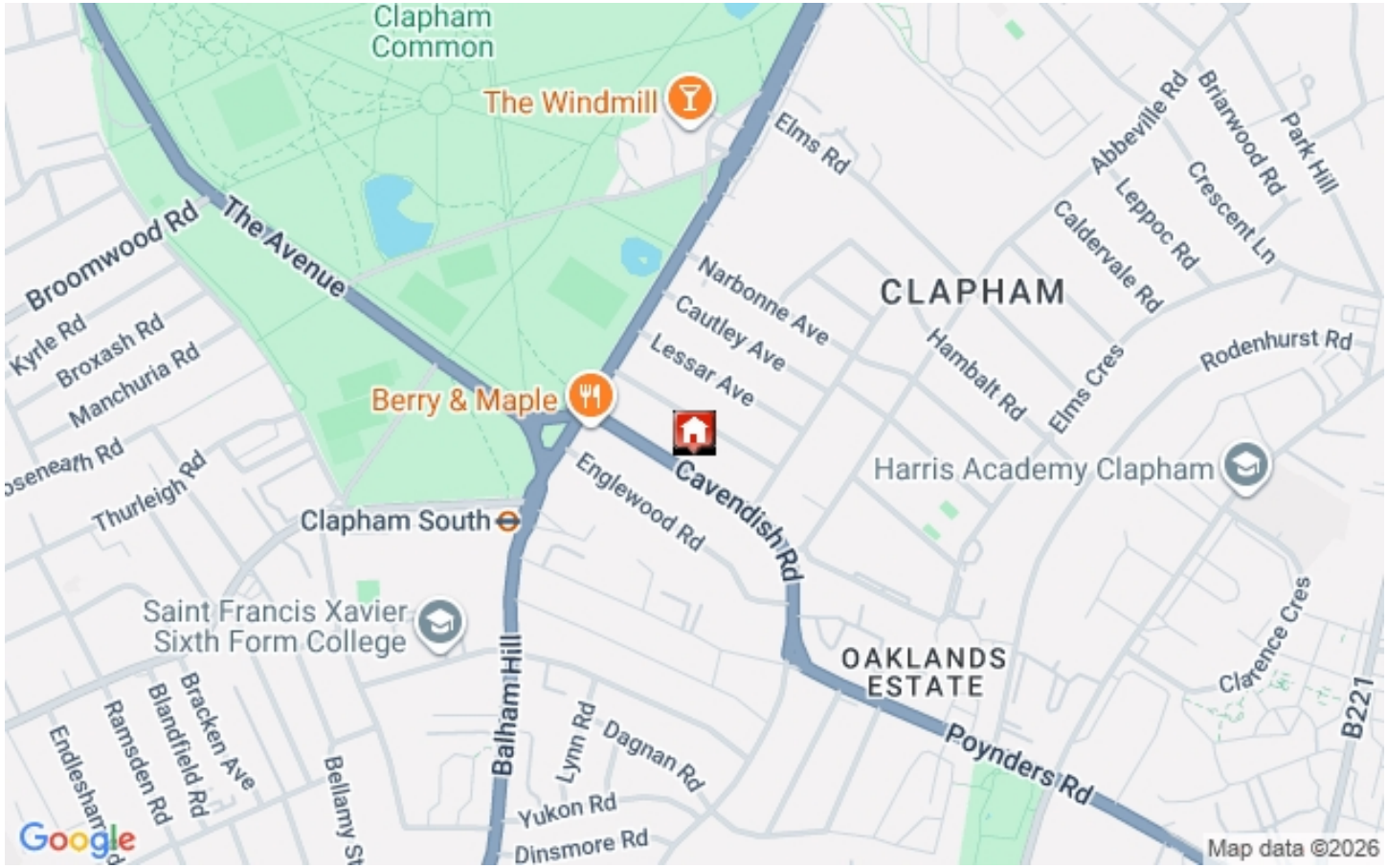

Tenure	**Freehold**
Lease Expires	**To be confirmed**
Ground Rent	**To be confirmed**
Service Charge	**To be confirmed**
Local Authority	**To be confirmed**
Council Tax	**To be confirmed**

Energy Performance Certificate

Awaiting EPC, or not applicable

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.63.133936)

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