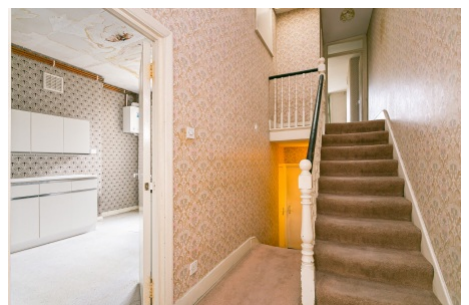


## Narbonne Avenue, Clapham South SW4

Tenure: Leasehold Borough: Lambeth

**£650,000**

- Huge three bedroom flat
- Just off Clapham Common



A wonderful development opportunity being sold with no chain. This three bedroom, split-level upper flat has huge reception and eat-in kitchen and access to a large loft space (it is not currently in the demise of the lease). Narbonne Avenue is moments walk from the wonderful Abbeville Village, the tube stations at Clapham Common and Clapham South and the amazing array of shops, bars and restaurants in the Clapham area.


# Narbonne Road

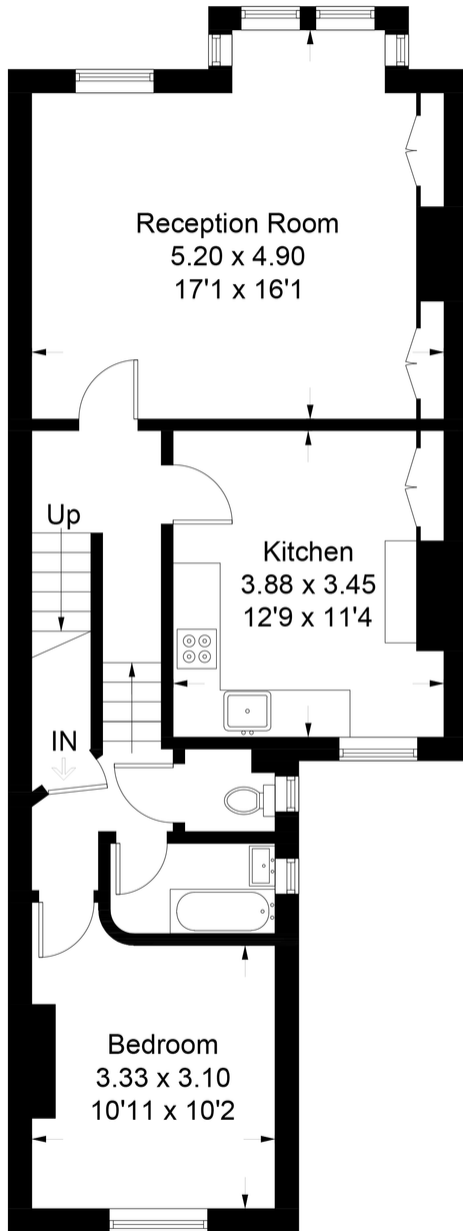
Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft

Reduced Headroom = 21.6 sq m / 232 sq ft

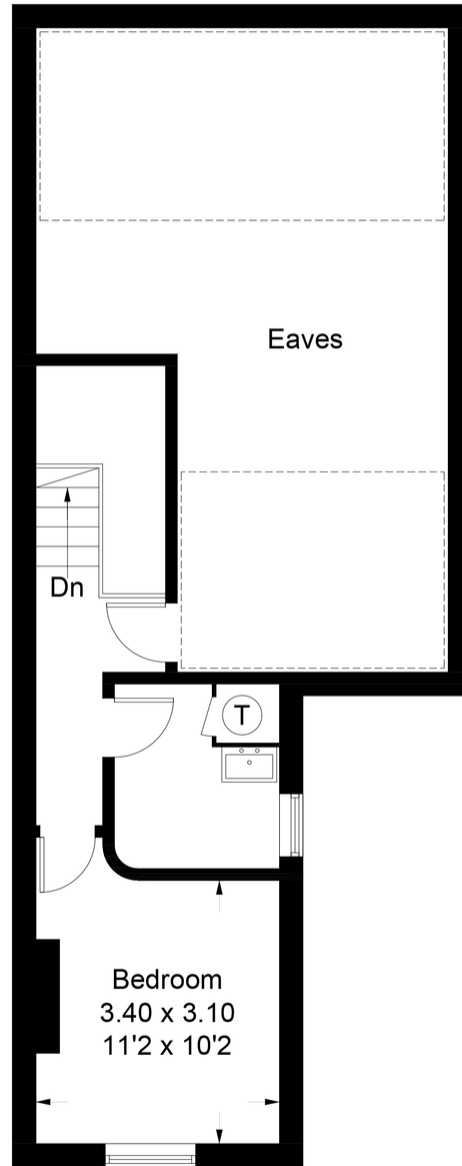
Total = 124.9 sq m / 1344 sq ft



 = Reduced headroom below 1.5m / 5'0

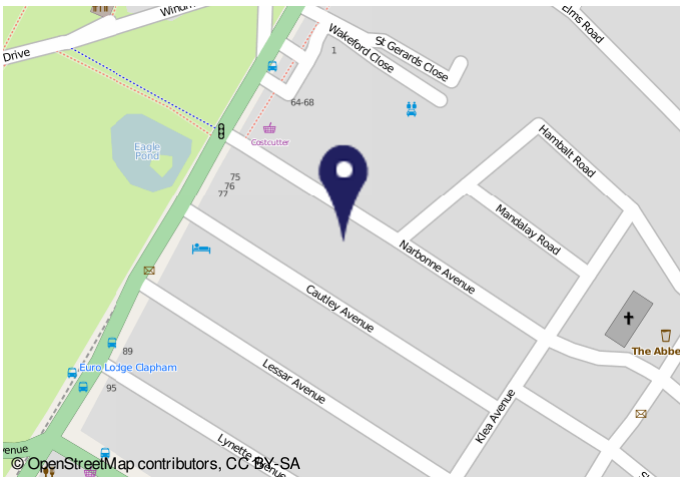


**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID600079)



**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give 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, floor plans 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) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.