



**Kings Avenue, Clapham, SW4**

2 bedroom flat - conversion for sale

**£675,000**

Leasehold

## Property Details

A charming two double bedroom, two bathroom garden flat set within a handsome Georgian townhouse. Nestled to the rear of the property, this surprisingly quiet home boasts a thoughtful layout combining contemporary design with original features. The heart of the property is the stunning open-plan living space, featuring high ceilings, lightwells, and glass bi-folding doors. The airy lounge flows seamlessly into a stylish kitchen, complete with a breakfast bar, chic blue cabinetry, and ample storage. The room opens onto a beautifully landscaped private garden, offering a low-maintenance oasis with palm trees, planters, and outdoor lighting—ideal for al-fresco dining and entertaining. Both double bedrooms are spacious and thoughtfully separated for privacy. The principal bedroom overlooks the garden, with French doors and an en-suite shower room. The second bedroom, equally well-appointed, sits near the sleek main bathroom with a double-ended bath and rain shower. This delightful property balances style, comfort, and practicality, perfect for families or sharers seeking a beautiful retreat in a prime location.

## Features

- Two double bedrooms
- Two bathrooms
- Private landscaped garden off kitchen and bedroom
- Georgian conversion
- Beautifully presented throughout
- Quiet position at the rear of the building, away from the exciting buzz of the area
- Nestled between Clapham and Brixton
- Abbeville Village a ten-minute stroll
- Northern and Victoria Lines

Council tax band C    EPC rating D (67)

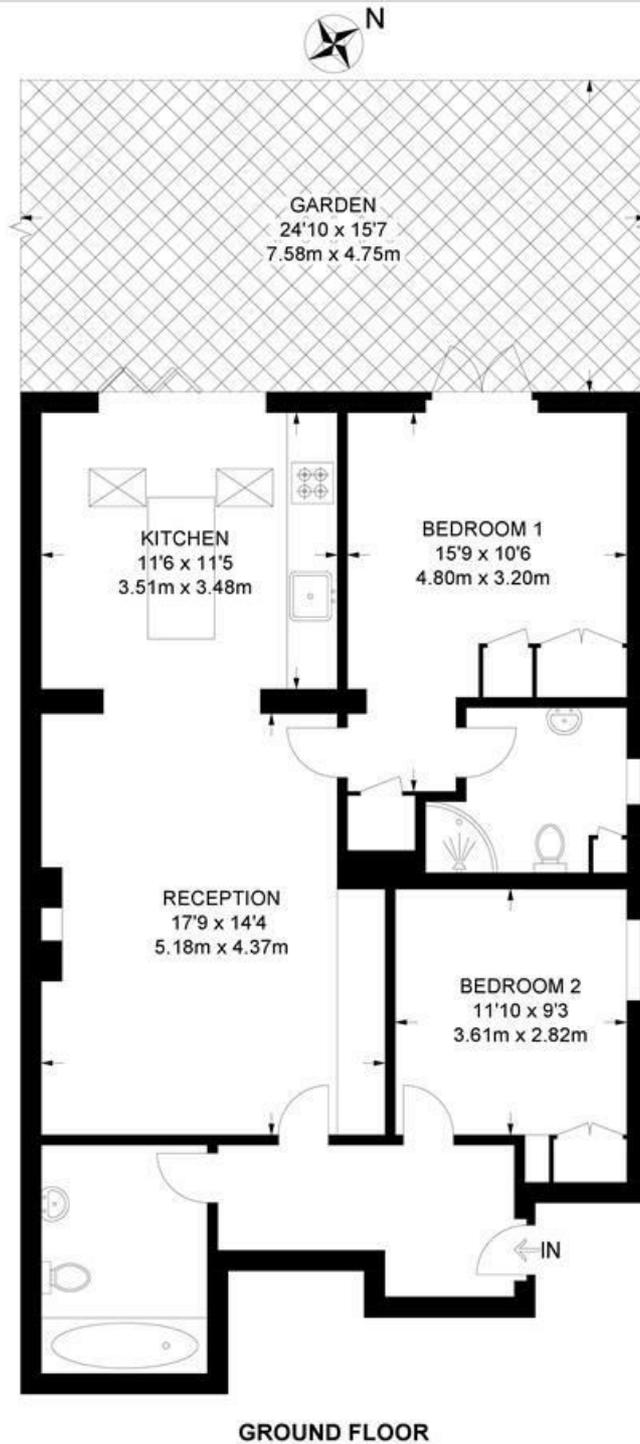




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APPROXIMATE GROSS INTERNAL AREA: **828 SQ FT / 77 SQ M**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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