



KLEA AVENUE, SW4

£895,000

- Period conversion
- Private garden
- Share of freehold
- Modernised throughout
- Central location
- Energy rating: D





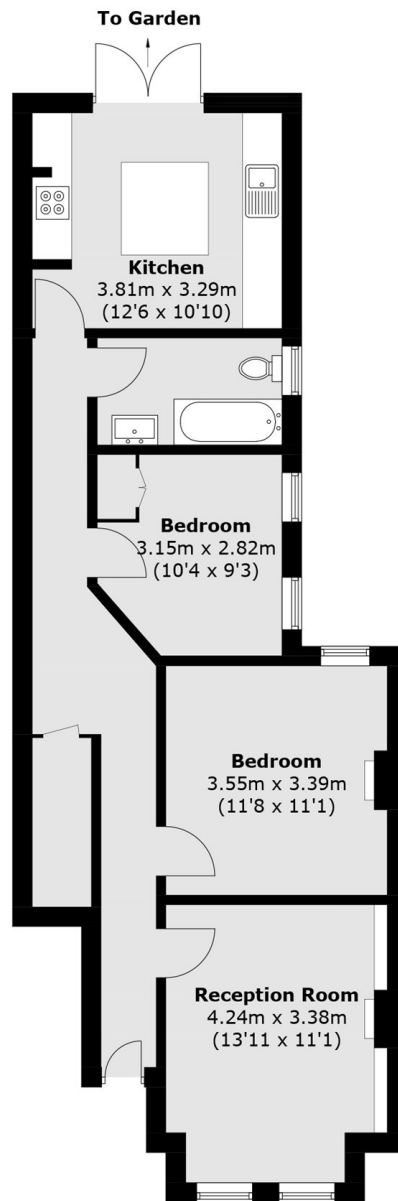
## ABOUT THE HOME

A charming two bedroom garden flat located in the heart of Abbeville Village. The accommodation comprises a separate reception room, two double bedrooms, a modern bathroom and a kitchen opening on to a pretty courtyard garden. Offered to market in immaculate condition, the property also benefits from a share of the freehold.

Klea Avenue is located in a popular residential road located between Abbeville Road and Clapham Common, convenient for an array of amenities including the independent shops, bars and restaurants of Abbeville Road, Balham Hill and Clapham Old Town. Transport links include Clapham South (Northern line) underground along with numerous frequent bus routes serving the City and West End.





**Ground Floor**

Total area (approx.): 68.4 sq. m (736.2 sq. ft)

**JACKSONS CLAPHAM**

73 Abbeville Road, London,  
SW4 9JN

Sales: 020 8487 3177

Lettings: 020 8487 3178

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.