



Lessar Avenue, SW4

£3,000,000

A substantial semi detached Victorian double fronted semi detached family house, built circa 1885, and measuring nearly 3,500 square feet (323 Sq.Mtrs) which has a very much larger than average rear garden and a

- Semi Detached House
- Seven Bedroom House
- Four Bathrooms
- Larger Than Average Garden
- Single Garage
- NO ONWARD CHAIN



Arranged over three full floors with all rooms being well proportioned and offers the incoming purchasers an opportunity to remodel and refurbish to their own specification. The ground floor comprises a wide 34' long double reception room, dining room with beautiful bay window, large family room/breakfast room, fitted kitchen and cloakroom/W.C. There is a sizeable cellar. The first floor provides four large bedrooms served by two spacious bathrooms. The second floor provides three substantial bedrooms served by two further bathrooms, one of which is en-suite. There is also a utility room on the top floor. To the rear is a deep and wide rear garden which extends further into an addition section of garden which is owned on a separate long leasehold title, as is the garage which is more or less adjacent to the front of the property.

Lessar Avenue, leading directly off Clapham Common Southside and the Common itself, is just 0.2 miles to the tube station at Clapham South. Abbeville Village with its array of bespoke independent shops, cafés







Total area (approx.): 323.77 sq. m (3485 Sq. ft)

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