



CAUTLEY AVENUE, SW4

£1,500,000

- Victorian terrace
- Original features
- South facing garden
- Requires modernisation
- Chain free
- Energy rating: D





## ABOUT THE HOME

A four bedroom Victorian terraced property requiring a full programme of modernisation and reconfiguration to restore it into a family home. The property is currently laid out as two flats (the first floor is modernised and the ground floor is unmodernised) but retains a large number of original features.

Cautley Avenue is a sought after tree lined road which runs between Abbeville Road and Clapham Common. Residents have easy access to a range of local amenities including the parade of shops, bars and restaurants on Abbeville Road, Clapham Old Town and Clapham High Street. There are a number of commuting options including Clapham South (Northern Line) and a number of regular bus routes into the City.







Total area (approx.): 178.0 sq. m (1,915.8 sq. ft)  
(Excluding Eaves)

Balcony (approx.): 2.7 sq. m (29.0 sq. ft)

### JACKSONS CLAPHAM

73 Abbeville Road, London,  
SW4 9JN  
Sales: 020 8487 3177  
Lettings: 020 8487 3178

Energy Rating: 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.