



CAUTLEY AVENUE, SW4 9HX

Offers Over £575,000

Presenting to the market a stylish two double bedroom first-floor flat with access to shared gardens at the rear of the property. This lovely flat is ideally located just a few minutes from the wide expanses of Clapham Common with Clapham South Tube Station and all the local amenities on offer along the highly sought after Abbeville Road also within easy reach. Comprising two double bedrooms, both with fitted storage, kitchen/breakfast room, bathroom suite and bright front aspect reception room. Offered with no onward chain. Share of Freehold. EPC rating D. Council Tax Band E.

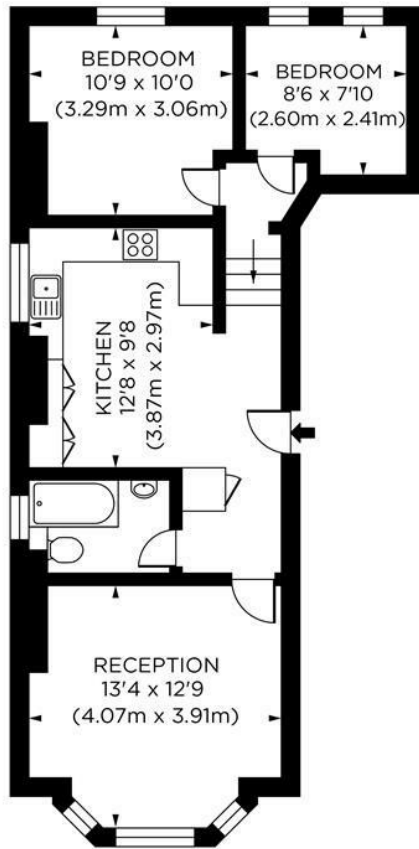


www.maalems.co.uk

Earlsfield & Wandsworth Office
344 Garratt Lane
Earlsfield, London SW18 4EL
T: 020 8875 9200
earlsfield@maalems.co.uk

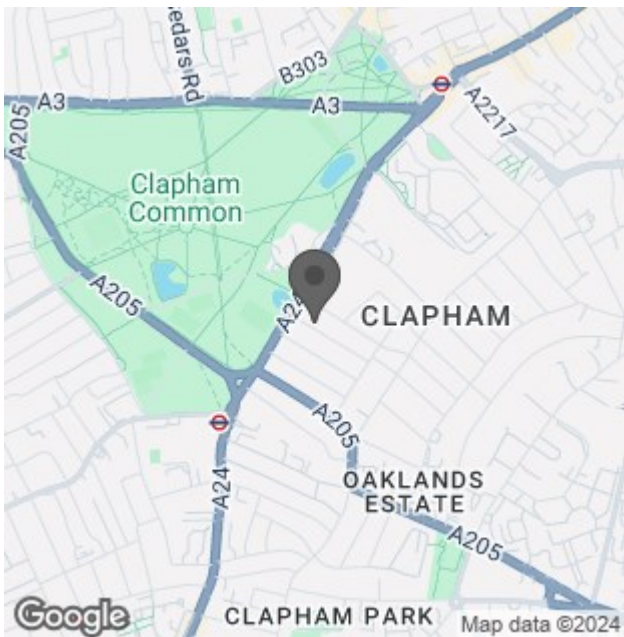
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FIRST FLOOR

Cautley Avenue, SW4
Gross Internal Area 603 sq ft/56 sq metres
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	73
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For an instant or face to face valuation, please scan the QR code:



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