Cathles Road
Clapham South, SW12

Chestertons has the pleasure in introducing to the market a decadent Victorian conversion flat situated in the heart of Clapham South on a popular residential road.

To the front of the property is an impressive reception room with plenty of character, a feature fireplace and parquet flooring give the room a grand feel. Two double bedrooms with built in storage and a family bathroom occupy the centre of the property surrounding a light well. Towards the back of the flat, the property has been extended into the side to create a large eat-in kitchen, ideal for entertaining, with bi-folding doors leading to the South facing garden - an idyllic oasis perfect for summer evenings.

The accommodation extends to over 800 sq. ft., and has been finished to a beautifully high standard with the period charm rich in every room. There is also a cellar providing useful storage space which has been modernised to provide a WC, utility room and storage to the front.
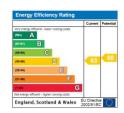
Situated a stones' throw away from the Northern Line at Clapham South, the location is perfect for commuting into the City. A short walk down the hill will allow you to experience the buzzing restaurants, bars and cafes of Balham and another mode of transport via the National Rail at Balham station.

- Decadent garden flat in Clapham South
- Period charm and grandeur within
- Large eat-in kitchen, ideal for hosting
- Share of Freehold
- South facing private paved garden
- Highly sought-after residential road

Asking Price £850,000

Tenure: Share of Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea & Clapham Sales

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James Pendleton

Cathles Road, SW12

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Garden
17'1 x 10'9
5.21 x 3.28m
(approximate)

Kitchen
16'4 x 11'10
4.98 x 3.61m

Bedroom
13'1 x 9'6
3.99 x 2.90m

Bedroom
10'7 x 10'6
3.23 x 3.20m

Cellar
9'10 x 3'10
3.00 x 1.17m

Reception
Room
13'11 x 12'5
4.24 x 3.78m

Cellar

Ground Floor

Approx Gross Internal Area **843 Sq Ft - 78.31 Sq M**

(Includes Limited Use Area - 9 Sq Ft)

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 50012

RICS Certified Property Measurer