



Cathles Road
Clapham South, SW12

CHESTERTONS





Chestertons are delighted to introduce to the market an extremely spacious split-level first and second floor Victorian conversion flat with accommodation extending to 1080 sq. ft.

The property is located on a popular residential road in the heart of Clapham South. The generous accommodation is well presented throughout with three well-proportioned double bedrooms and three bathrooms. To the front of the property is a light and airy reception room spanning the entire width of the property with bespoke alcove units and space for dining. To the rear of the property is a generous double bedroom, a stylish bathroom and a modern kitchen breakfast room. On the top floor is a stunning master bedroom, with ensuite and a further double bedroom with built in wardrobes.

Cathles Road runs between Balham Hill and Cavendish Road and is only a short walk from Clapham South underground station (Zone 2). The shops, restaurants, cafes and bars local to Clapham South, Abbeville Village and Balham are also within a convenient distance of the property, as are the green and open spaces of Clapham Common.

- Offered to market Chainfree
- Split-level upper floor Victorian conversion
- Extending to 1080 sq. ft.
- Three double bedrooms
- Great location near Northern Line and Clapham Common

Asking Price £800,000

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
90-100 A		
81-89 B		
72-80 C		70
63-71 D		
55-62 E	52	
47-54 F		
39-46 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

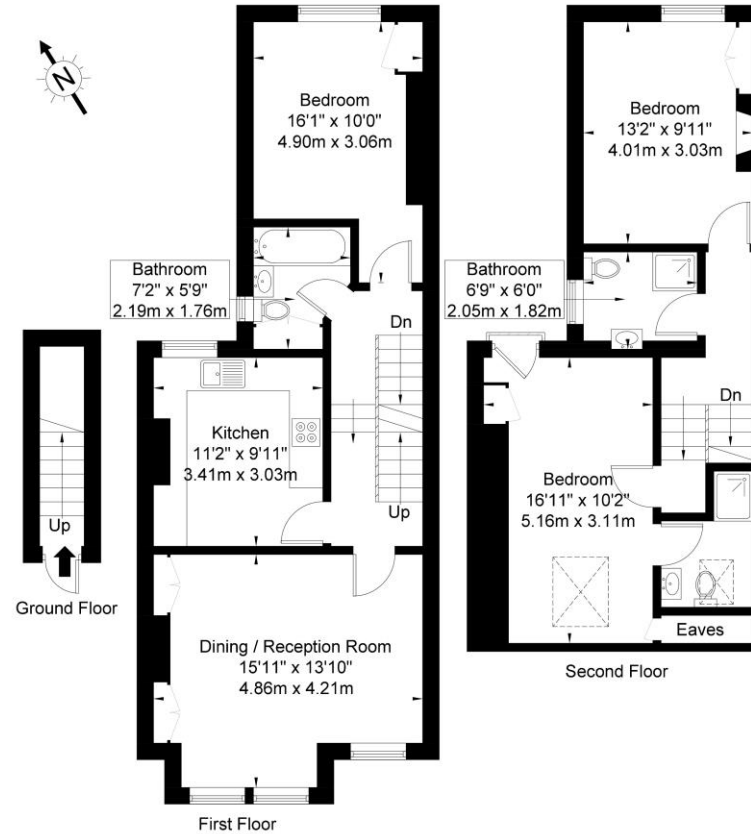
Tenure: Share of Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: D

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk

Cathles Road, SW12 9LE

Approx. Gross Internal Area = 100.4 sq m / 1080 sq ft



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