



Cader Road, London **SW18**

Cedar Road

London SW18

This charming house is approximately 628 sq ft and has planning permission granted to build a 1,538 sq ft home on the plot. This would be a three bedroom, two story house on the land if an incoming buyer wishes to do so. At present, this home has a living room/dining room with an adjoining kitchen which leads out on to the front garden, which is 50ft by 22ft and south-west facing. Upstairs is the principal bedroom with the ensuite bathroom. The house is offered with no onward chain and is a great opportunity for incoming buyers either looking for their first home or interested in an exciting development opportunity.

Architects plans for the planning permission can be permission can be provided upon request.



Guide price: £650,000

Tenure: Freehold

Local authority: London Borough of Wandsworth

Council tax band: C

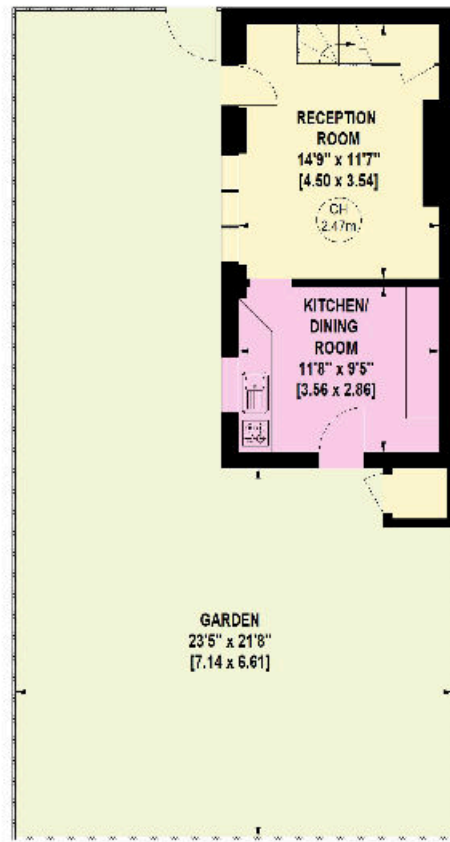




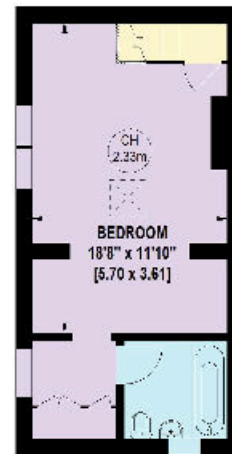
Location

Cader Road is a quiet residential road well located, close to the open expanse of Wandsworth Common West Side and excellent local shops and cafes on Barmouth Road. Good transport links can be found at Wandsworth Town and Clapham Junction into Victoria/Waterloo. The property is within easy reach of the shops, bars and restaurants on Old York Road and East Hill. In addition, the restaurants on St John's Hill, Northcote Road and Bellevue Road are also easily accessible. The Southside Centre has a multiplex cinema complex, a Waitrose and many other retail outlets nearby. Excellent state and private schooling is available in the area, including being in the catchment area for Allfarthing School.

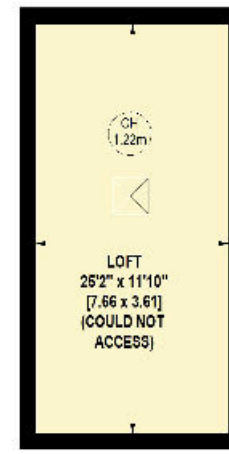




GROUND FLOOR



FIRST FLOOR



LOFT

Cader Road, SW18

Approximate Gross Internal Area :	54.81 Sq. metres 590 Sq. feet
Approximate Loft Area :	27.50 Sq. metres 296 Sq. feet
Approximate Gross Internal Area : (Including Loft)	82.31 Sq. metres 886 Sq. feet

This plan is for guidance only and must not be relied upon as a statement of Fact. Attention is drawn to the important notice on the last page of the text of the particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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