



Cathles Road, SW12

£500,000

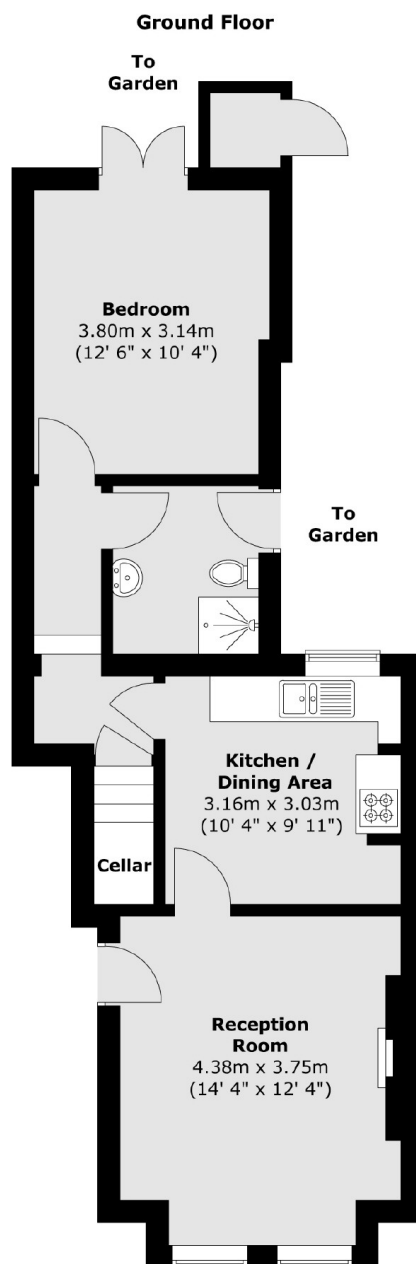
A naturally spacious and rarely available ground floor period conversion providing naturally bright, well balanced living and entertaining space throughout with a private south facing garden and the potential to extend (STPP). Comprising a spacious reception room with a bay window, a separate well-equipped kitchen/breakfast room, a double bedroom, a family bathroom and a cellar which provides ample storage. Offered to the market chain free and with a share of freehold.

Cathles Road is ideally situated for Clapham South & Balham Stations (Northern Line & Mainline), along with the many local shops, restaurants and bars of Balham Hill, the Nightingale Triangle and Abbeville Village.

Features

- Period Conversion
- Reception Road
- Separate Kitchen
- Private Garden
- Share Of Freehold
- Potential To Extend (STPP)

Cathles Road, London, SW12



Total area (approx.) : 49.9 sq. m (537 sq. ft)

Dexters

Clapham Sales
28 Abbeville Road
London
SW4 9NG
Sales
020 8742 4140

Energy Rating: C. 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.

 **RICS** | Regulated
Estate Agent
and Letting Agent

[dexters.co.uk](https://www.dexters.co.uk)