



Cautley Avenue, SW4

£650,000

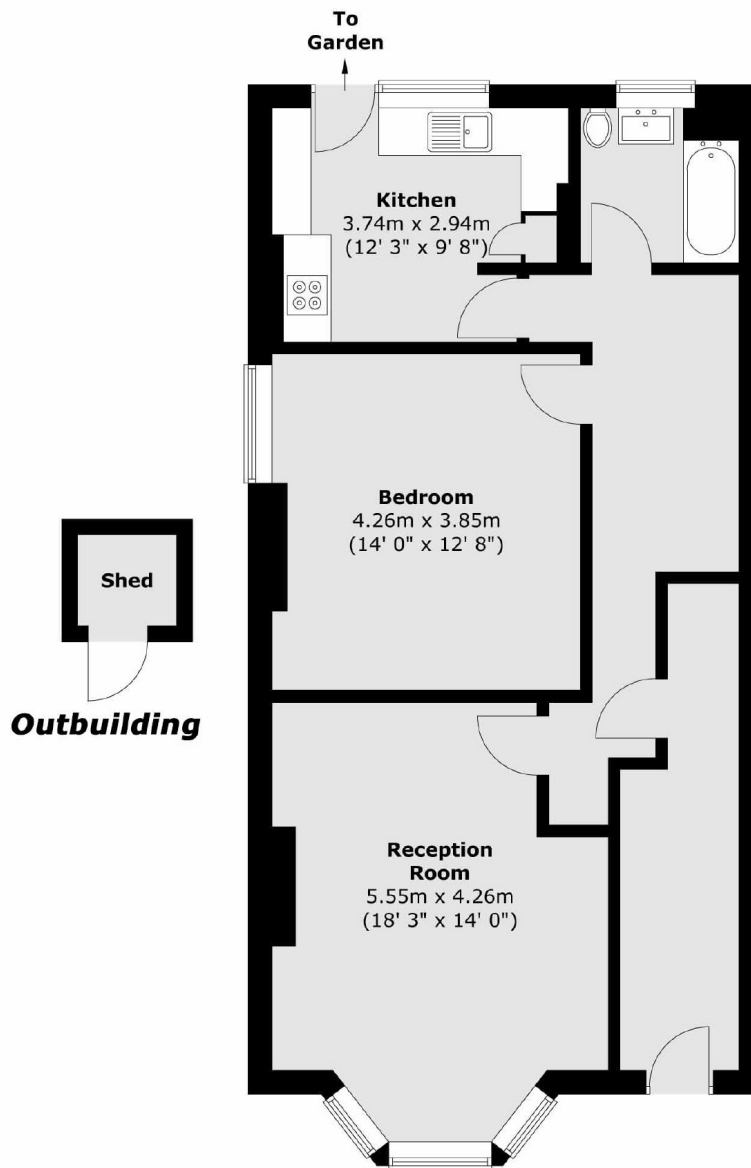
This impressive ground floor period conversion is set within a striking double-fronted property and boasts a generously sized private garden. Beautifully presented throughout, the home offers well-balanced and naturally bright living and entertaining spaces. The spacious reception room features a charming bay window, original fireplace, and built-in cabinetry, creating a warm and inviting atmosphere. A separate, fully equipped kitchen offers a stylish range of wall and base units along with integrated appliances, ideal for both everyday living and entertaining. A comfortable double bedroom and a contemporary bathroom complete this attractive and thoughtfully designed home.

Cautley Avenue is a charming residential street situated just off Clapham Common, offering a perfect blend of green space and urban convenience. It leads towards the vibrant Abbeville Road, celebrated for its strong sense of community, welcoming local pub, and a range of independent shops and eateries. Excellent transport links are close at hand, with Clapham South Underground Station just a short walk away, providing swift access to Central London via the Northern Line.

Features

- Period Conversion
- Large Reception Room
- Separate Kitchen
- Private Garden
- Share Of Freehold
- Chain Free

Cautley Avenue, London, SW4



Total area (approx.) : 64.7 sq. m (696 sq. ft)
Outbuilding (approx.) : 1.4 sq. m (15 sq. ft)

Dexters

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

Energy Rating: D. 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)