



## Cathles Road, SW12

£1,250,000

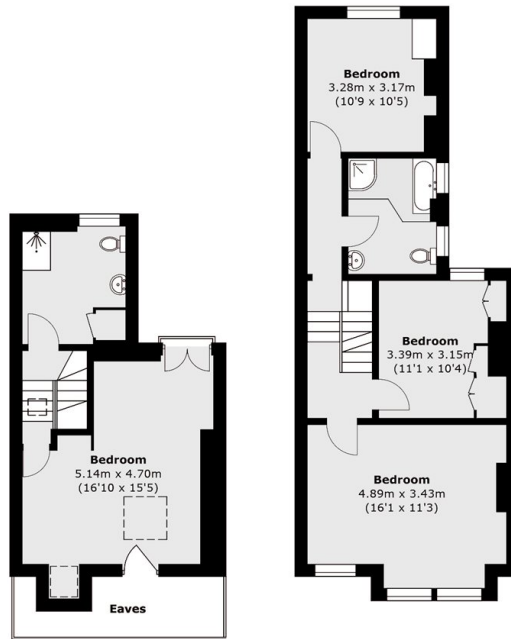
A superb terraced freehold home arranged over three floors, with a mature south-facing garden. The well-balanced accommodation includes a spacious reception room, a well-equipped kitchen with an adjoining dining room, four double bedrooms, and two bathrooms. The property retains the potential to extend into the side return (STPP).

Cathles Road is ideally located for Clapham South and Balham stations (Northern Line and National Rail), as well as the wide range of local shops, restaurants, and bars found in Balham Hill, the Nightingale Triangle, and Abbeville Village. There is also an excellent selection of schools across the state and private sectors close by.

### Features

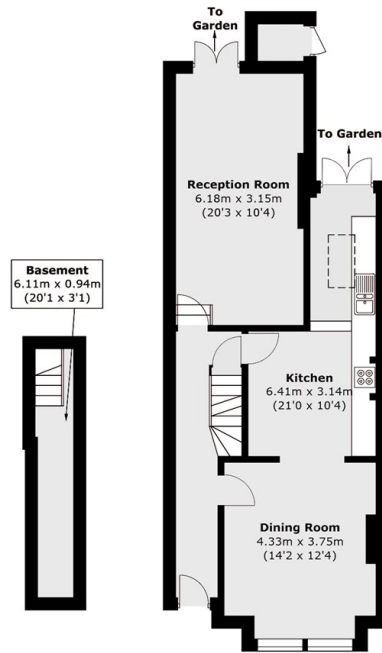
- Freehold House
- Reception Room
- Kitchen/Dining Room
- Four Bedrooms
- Two Bathrooms
- Chain Free

# Cathles Road, London, SW12



**Second Floor**

**First Floor**



**Basement**

**Ground Floor**

Total area (approx.): 157.5 sq. m (1,695.3 sq. ft)  
External Storage : 1.2 sq. m (12.9 sq. ft)  
(Including Basement / Excluding Eaves)