



CAVENDISH ROAD, BALHAM SW12
GUIDE PRICE: £1,000,000- £1,100,000

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Guide Price: £1,000,000– £1,100,000

2 BEDROOMS | 2 BATHROOMS |
2 RECEPTION ROOMS | KITCHEN | FREEHOLD |
1,130 SQ FT | 105 SQ M

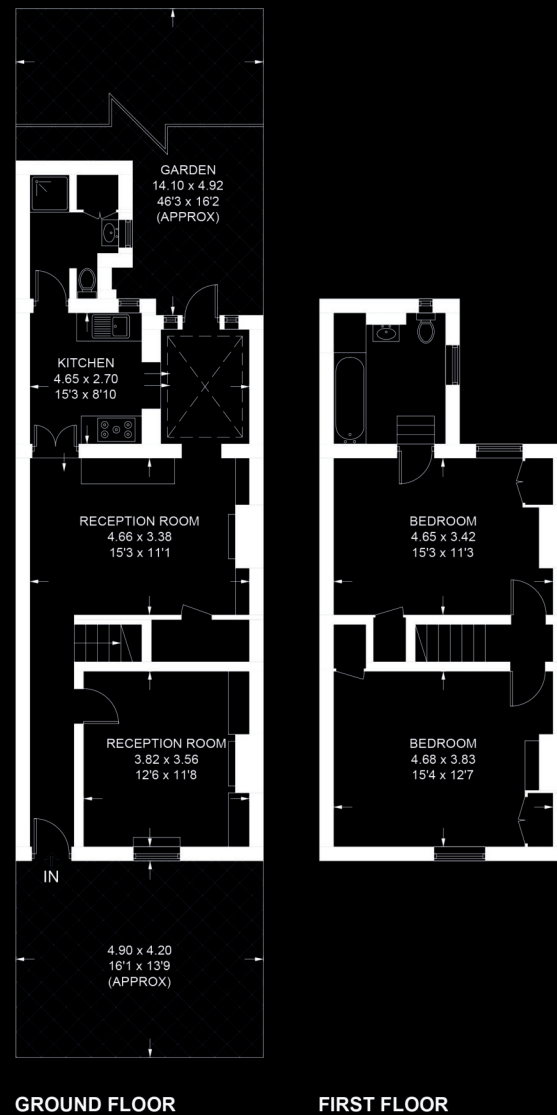
Nestled in the sought-after SW12 postcode, this beautifully presented 2-bedroom property offers a perfect blend of comfort, space, and versatility. Boasting two generous reception rooms, two modern bathrooms, and a private garden, this home is ideal for professionals, small families, or anyone seeking a peaceful retreat with excellent transport links and vibrant local amenities.

Step inside to discover a bright and airy interior, featuring spacious living and dining areas that can easily adapt to your lifestyle—whether you're entertaining guests, working from home, or simply relaxing. The two double bedrooms are well-proportioned, offering ample storage and natural light. The property benefits from two contemporary bathrooms, including one en-suite. The private garden provides a tranquil outdoor space, perfect for hosting gatherings, gardening, or unwinding.

Located in a quiet residential street, yet just moments from the lively shops, cafés, and restaurants of Balham and Clapham South, this home also enjoys excellent transport connections via the Northern Line and nearby bus routes.



Approximate Area = 105.0 sq m / 1130 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)



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In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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