

**CAUTLEY AVENUE, SW4**  
GUIDE PRICE: £750,000 - £850,000



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**CAUTLEY AVENUE, SW4**  
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2 BEDROOMS | 1 BATHROOM | 1 RECEPTION ROOM | KITCHEN | LEASEHOLD | 981 SQ FT | 91.2 SQ M

A rarely available, double-fronted ground floor garden flat, ideally positioned in the heart of Abbeville Village and offering significant potential to extend (STPP).

Coming to the market for only the second time in over a decade, the property is located on the highly sought-after Cautley Avenue, just a short stroll from the centre of Abbeville Village and the open green spaces of Clapham Common.

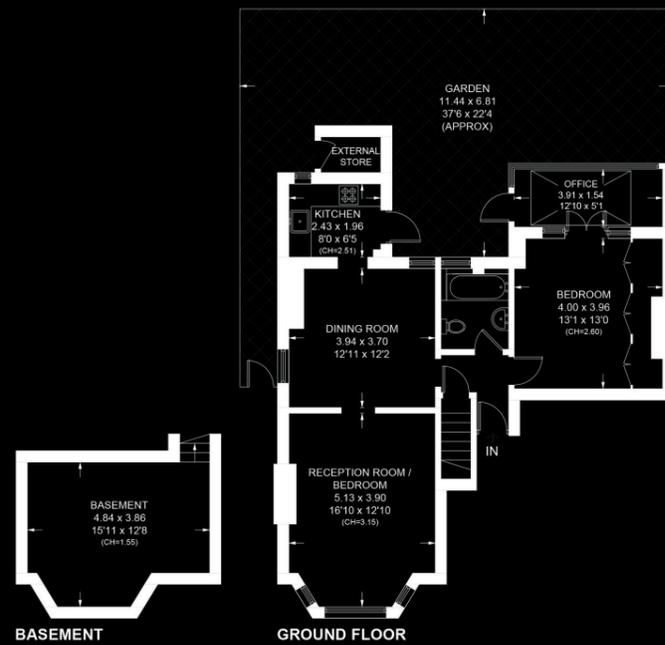
The accommodation is both flexible and generous, currently arranged as a significantly larger-than-average one-bedroom apartment, with the option to configure as two double bedrooms alongside a dining/reception space. Further enhancing its appeal is the opportunity to extend to the rear, subject to the usual planning permissions.

Cautley Avenue is regarded as one of the most desirable residential roads in Abbeville Village, offering exceptional convenience for the area's independent shops, cafés, bars, and restaurants.

A wide selection of well-regarded nurseries and primary schools is close by, spanning both state and private sectors. Clapham Common, along with two Northern Line Underground stations, are also within easy walking distance.



Approximate Gross Internal Area = 91.2 sq m / 981 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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