Cautley Avenue, SW4

Guide Price: £600,000 - £725,000

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LONDON







Cautley Avenue, SW4

£600,000 - £725,000

711 sq ft / 66.1 sq m

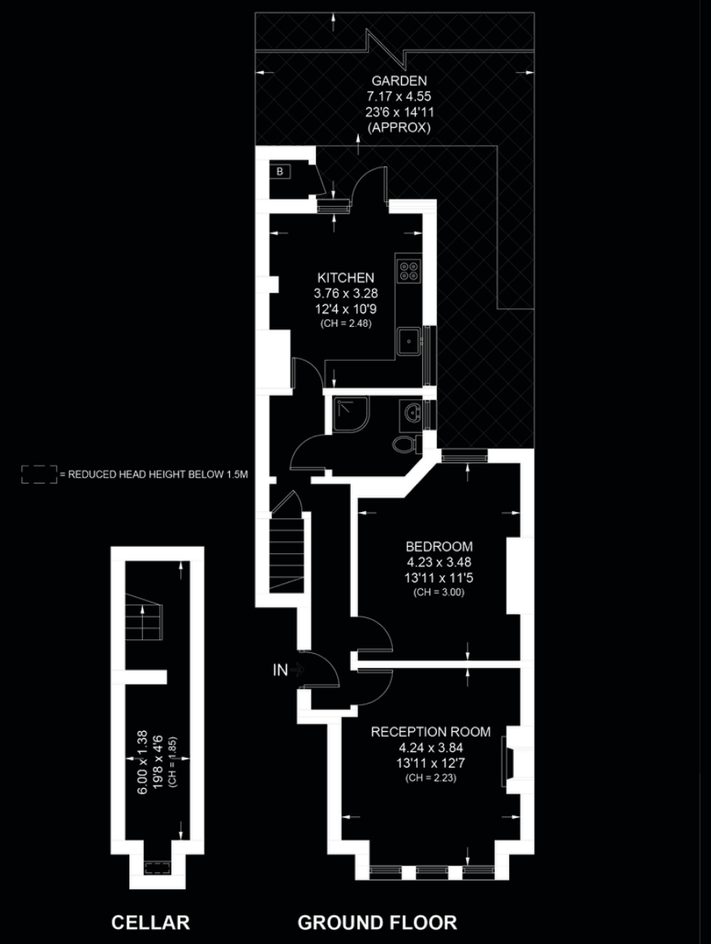
1 Bedroom
1 Bathroom
1 Reception Room
Kitchen
Share of Freehold

A well-proportioned, chain free, one bedroom garden apartment arranged across the ground floor of an attractive period building, offering 711 sq ft of thoughtfully arranged accommodation including a cellar and private rear garden. The property has a bright, welcoming feel, with good natural light and a practical layout that works equally well for day-to-day living and entertaining.

Cautley Avenue is a popular residential street in the heart of Clapham, well placed for the cafés, restaurants and independent shops of Abbeville Road and Clapham Old Town. The open green spaces of Clapham Common are nearby, while Clapham Common Underground Station and Clapham South Underground Station provide convenient transport links into Central London.



Approximate Area = 65.4 sq m / 704 sq ft
(Including Cellar)
External Cupboard = 0.7 sq m / 7 sq ft
Total = 66.1 sq m / 711 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)



CAUTLEY AVENUE, SW4

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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42 Abbeville Rd, SW4 9NG
020 7361 0410
wilfords.com