



Superb two bedroom first floor flat perfectly placed for the amenities of Abbeville Road and Clapham Common.

Cavendish Road, London, SW12

£575,000 Leasehold



Near Abbeville Road and Clapham Common • Two spacious bedrooms • Well-presented throughout • Light and airy • Semi-detached

Local Information

Cavendish Road is 0.8 miles from Abbeville Village and nearby to Clapham Common, boasting open, green spaces.

With Abbeville village benefitting from an independent butcher, deli, wine shop and restaurants. Clapham South benefits from a fishmonger, Marks & Spencer and Sainsbury's.

The flat is 1/4 mile from Clapham Common and 2/3 miles from Tooting Common. The closest transport link is Clapham South and there are also numerous bus routes also nearby.

About this property

Arranged along the first floor of a well-presented semi-detached house is this spacious two bedroom flat boasting approximately 683 sq. ft. of living and entertaining space.

To the front of the property is the large open-plan reception/dining room showcasing a large bay window allowing natural light to fill the space, wooden effect floors and a decorative fireplace. Behind this sits the principal bedroom with two built-in storage units and a further decorative fireplace. To the left of the entrance is the second double bedroom and bathroom complete with a built-in shower. To the rear is the modern kitchen with fully integrated appliance and enough space for a dining area.

Tenure

Leasehold

Local Authority

Lambeth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.



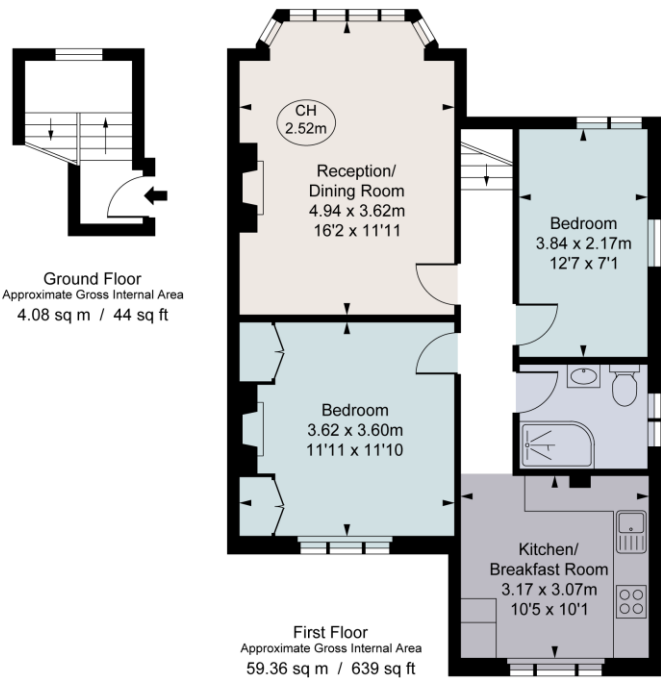


Cavendish Road, London, SW12
Gross Internal Area 683 sq ft,


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Cavendish Road, SW12
Approximate Gross Internal Area
63.43 sq m / 683 sq ft
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	77
England, Scotland & Wales	EU Directive 2002/91/EC 	

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