



Substantial and immaculately presented six bedroom family home with off-street parking and a south facing garden.

Aston Terrace, Cathles Road, London, SW12

£1,695,000 Freehold





- **Wonderful south facing garden**
- **A light and airy kitchen/breakfast room which features a wide range of modern units and breakfast bar**
- **The basement comprises a family room, large utility room and double bedroom**
- **Close to excellent transport links from Clapham South underground station**
- **Nearby to the open green spaces of Clapham Common**

Local Information

Aston Terrace is located on Cathles Road, a popular road running off Balham Hill.

The property is ideally placed to benefit from the array of shops and restaurants on Abbeville Road and in Balham.

Clapham South underground station (Northern Line) is a short walk away providing excellent transport links to both the City and West End.

The wide open spaces of Clapham Common are just around the corner.

The area is also renowned for its excellent selection of state and private schools in the area.

Tenure: Freehold

Local Authority: Wandsworth

Energy Performance: EPC Rating = C

Viewing: Strictly by arrangement with Savills.



About this property

This exceptional family home provides 2,634Sq.ft. of spacious family living and entertaining space arranged over four floors, complete with off-street parking and a south facing garden.

The ground floor comprises a beautiful kitchen/breakfast room, to the front, which features a wide range of modern units, integrated appliances and a breakfast bar. The space has been cleverly designed to allow for a large dining table. To the rear, is the bright reception room with ample storage. The space is further extended by the beautifully landscaped south facing garden, which has been partly paved and lawned, making it the perfect setting for al fresco dining.

There are stairs from the hall allowing access to the lower ground floor which features a spacious family room with light provided by two windows to the front. A utility room, double bedroom and shower room are also on this floor. There is ample storage space throughout.

The first floor features three double bedrooms all with excellent built-in storage and a modern family bathroom. The top floor features a double bedroom with an en suite shower room and plenty of built-in storage. A further double bedroom with access into the eaves storage completes the accommodation.





Aston Terrace, SW12

Gross internal area (approx.):

244.7 sq.m. (2634 sq.ft.)

Plus eaves storage 3.9 sq.m. (42 sq.ft.)

For identification purposes only. Not to scale.

Floorplanners ©



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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