



A sensational five bedroom family home with an incredible basement boasting ample entertaining space, in a prime location.

**Cathles Road, London, SW12**

£1,800,000 Freehold

savills



- **Fantastic living and entertaining space throughout**
- **A sensational basement ideal for entertaining**
- **Bright and modern kitchen/family room**
- **Ideally located for the local amenities of Abbeville Road and Clapham**
- **Situated to benefit from the green open spaces and recreational facilities of Clapham Common**

#### **Local Information**

Cathles Road is 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.

Access north of the river is nearby at Clapham South underground station.

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

**Tenure:** Freehold

**Local Authority:** Wandsworth

**Energy Performance:** EPC Rating = C

**Viewing:** Strictly by arrangement with Savills.







## About this property

This beautifully presented home provides ideal accommodation for both entertaining and family living, complete with a wonderful basement.

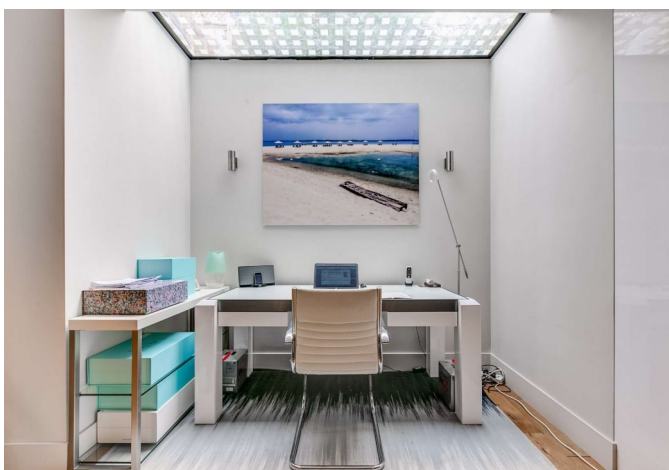
To the left of the entrance is a grand reception room/dining room which features an abundance of natural light from the elegant square windows. There is also a dining space to the rear. The hallway leads into the bright and airy kitchen/family room which benefits from a wide range of units and integrated appliances, skylights and a central island. The room has been cleverly designed to allow ample room for a large family area. The sliding doors extend the entertaining space out on to the garden, which is ideal for al fresco dining.

There are stairs from the hall allowing access to the basement which comprises a spacious media/reception room with a skylight to the rear, allowing for ample natural

light. There is a double bedroom with an en suite shower room, a WC and utility room also on this floor.

The first floor covers an attractive principle bedroom with a dressing area, an en suite bathroom and a walk-in shower. There is an additional double bedroom and a modern family bathroom on this floor. The second floor features a large double bedroom with an en suite bathroom and a further bedroom sits on the top floor.

The property further benefits from generous eaves storage and a cellar.

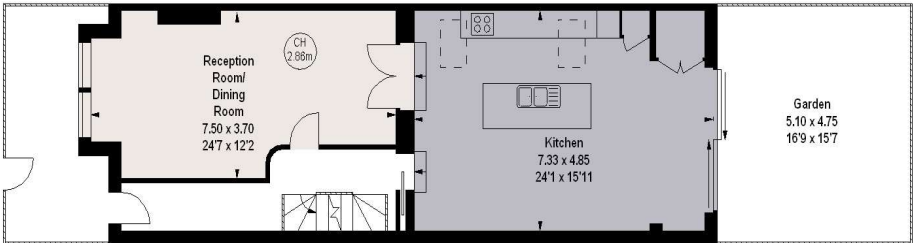


Cathles Road, London, SW12  
Gross Internal Area 2660 sq ft, 247.1 m<sup>2</sup>

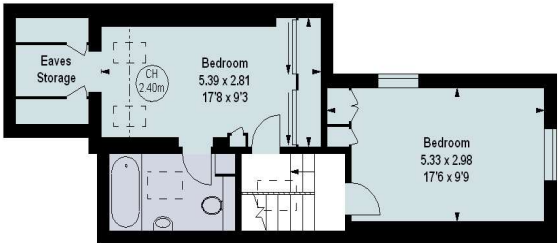
Cathles Road, SW12

Approximate gross internal area  
2607 sq ft / 242.19 sq m  
Eaves Storage  
53 sq ft / 4.92 sq m  
Total area shown on plan  
2660 sq ft / 247.11 sq m

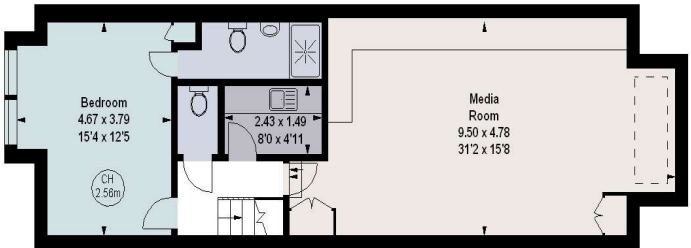
Key :  
CH - Ceiling Height



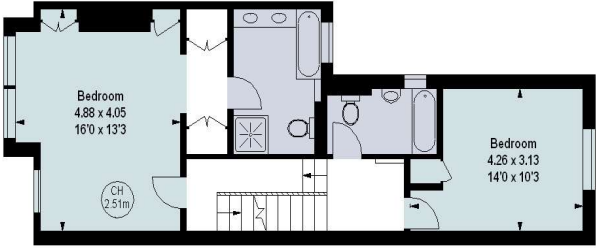
Ground Floor



Second Floor



Lower Ground Floor



First Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright of FeaturePRO.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	75	83
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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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