



Cautley Avenue, SW4

£2,900 Per calendar month

A recently refurbished two bedroom garden flat situated on the ground of a converted Victorian house. With two bathrooms and a separate office space, the property is located in the sought after Abbeville Village area.

Cautley Avenue is ideally located for the Abbeville Village's many boutique shops, restaurants and cafés. Clapham Common is within a short walking distance.

Features

- Ground Floor Flat
- Open Plan Reception
- Two Double Bedrooms
- Two Bathrooms
- Separate Study
- Private Garden



Cautley Avenue, SW4

Arranged over two floors, this attractive home is set on the ground floor. Which comes with two double bedrooms, one of which has an en suite shower room. There is a large storage cupboard, family bathroom located just off of the hallway.

You'll also find an open plan kitchen with breakfast bar and modern reception room with bi-folding doors out to a private patio garden.

The lower ground floor offers the perfect space for a home office or gym.



Cautley Avenue, London, SW4

Ground Floor

Lower Ground Floor



Total area: approx. 81.2 sq. metres (874.4 sq. feet)

Dexters

Clapham South & Balham
9 Cavendish Parade
London
SW4 9DP
Lettings
0208 675 6750

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated
Estate Agent
and Letting Agent

[dexters.co.uk](https://www.dexters.co.uk)