



## CAUTLEY AVENUE

London, SW4





# CAUTLEY AVENUE LONDON SW4

An exceptional Victorian family home just moments from Clapham Common.



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2

EPC

TBC

Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,100,000





## COMBINING PERIOD CHARM WITH CONTEMPORARY DESIGN

A beautifully renovated five-bedroom family home offering around 2,476 sq ft of bright, well-designed space across three floors. The ground floor features light-filled open-plan reception rooms with period details, bespoke cabinetry and a stylish kitchen/dining room opening onto a private, low-maintenance garden. A guest WC completes this level.

The first floor provides three bedrooms and a modern shower room, while the top floor hosts an impressive principal suite with a four-piece bathroom, dressing area and separate laundry room. A large loft offers excellent storage and future conversion potential (STPP).

Ideally positioned moments from Clapham Common, this is a superb home finished to a high standard throughout.



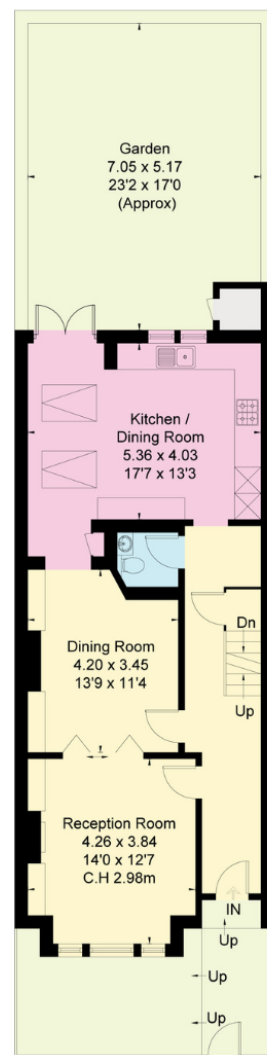




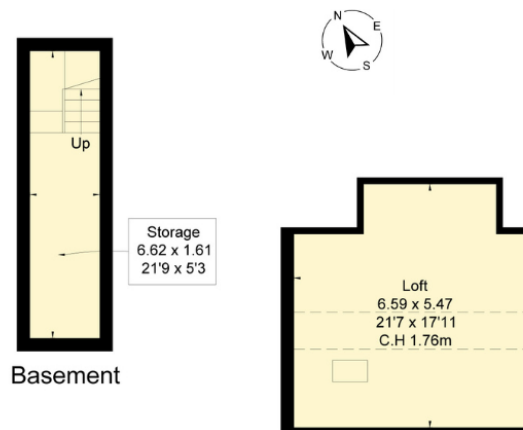






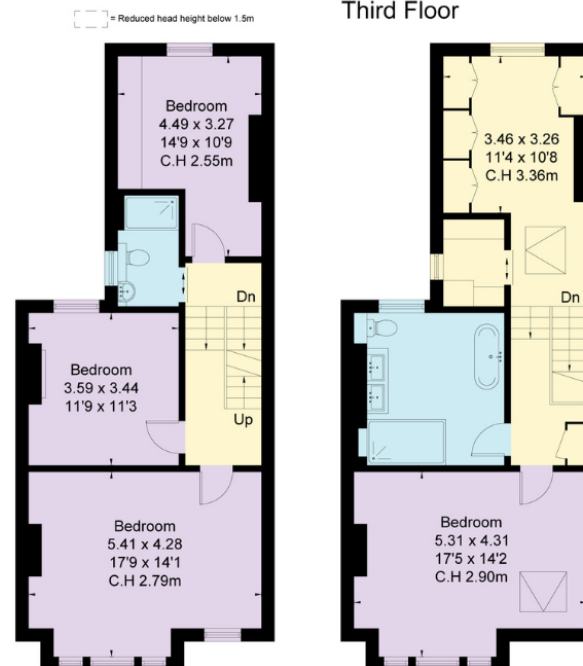


Ground Floor



Basement

Third Floor



First Floor

Second Floor

(Including Basement / Loft Room)  
Approximate Gross Internal Area = 231 sq m / 2,486 Sq ft

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 the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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