



CAVENDISH ROAD, SW12  
£900,000 FREEHOLD

Winkworth



## CAVENDISH ROAD, SW12

We are delighted to present for sale this end of terrace property on Cavendish Road. Boasting exquisite finishes, the interior offers a seamless blend of charm and modernity. Located in close proximity to the vibrant neighbourhoods of Clapham South and Balham, you can enjoy convenient access to amenities, bars, superb transport links, and the lush green spaces of Clapham Common and Tooting Bec Common.

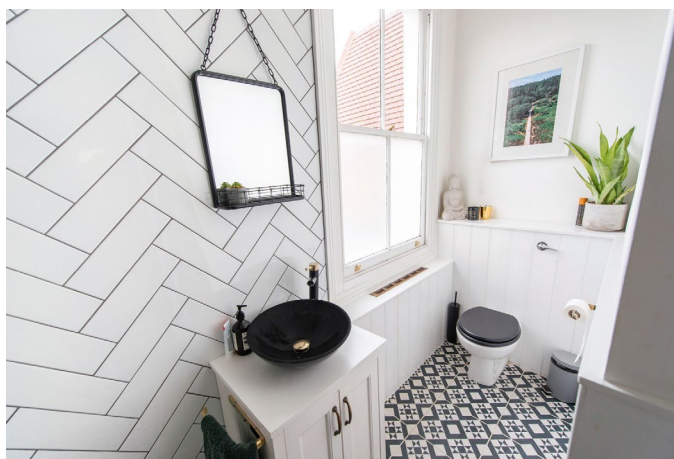
This stunning end-of-terrace Victorian property has been meticulously maintained to an exceptional standard by its current owners. The interior showcases exquisite finishes with high-quality materials and fittings throughout. The semi-open plan living space features a front reception room with hardwood floors and two large sash windows equipped with plantation shutters. This area seamlessly connects to an impressive kitchen/dining room boasting beautiful shaker-style wall and base units, along with modern integrated appliances. Access to the charming west-facing courtyard is conveniently available from the kitchen, creating an ideal space for summer entertaining.

On the first floor, the principal bedroom offers a built-in storage cupboard, a walk-in wardrobe, and two large sash windows that flood the room with natural light. Completing this level is a well-appointed shower room featuring a wash hand basin, a walk-in shower, and a WC. The second floor houses an additional double bedroom, generously sized with storage in the eaves and a Velux window.

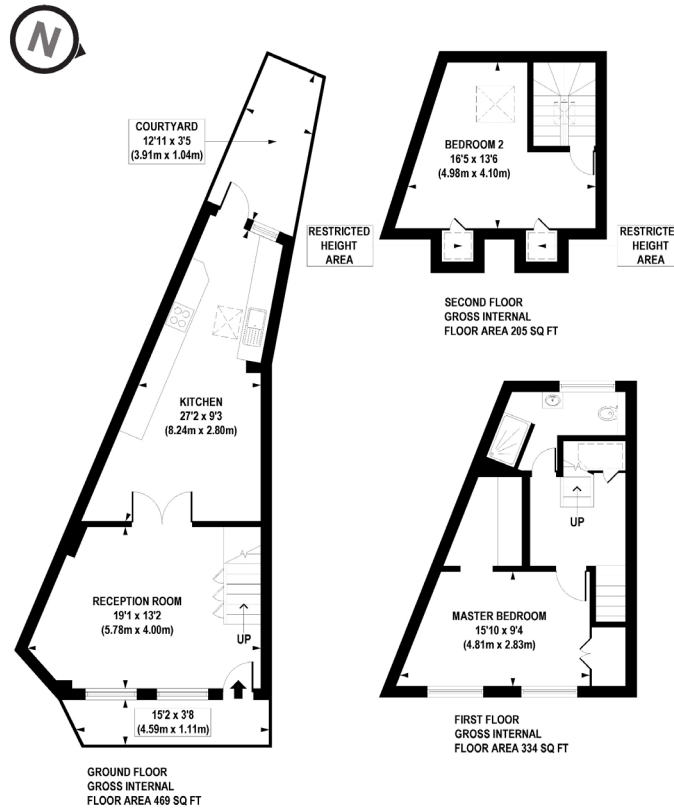
This fantastic property is located on Cavendish Road, Clapham South and Balham are conveniently close by where there is an array of amenities and bars as well as the superb transport links with the Northern Line and overground station providing quick and easy access into the City and West End. The green open spaces of Clapham Common and Tooting Bec Common are also a short walk away. Additionally, the property is in close proximity to a number of schools including Henry Cavendish Primary School.

### LOCATION

Balham







APPROX. GROSS INTERNAL FLOOR AREA 1008 sq. ft / 93.64 sq. m (Including Restricted Height Area)  
 APPROX. GROSS INTERNAL FLOOR AREA 994 sq. ft / 92.34 sq. m (Excluding Restricted Height Area)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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