



**29A CAUTLEY AVENUE  
CLAPHAM, LONDON SW4 9HX**

***Guide Price £350,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

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EXISTING

## DESCRIPTION

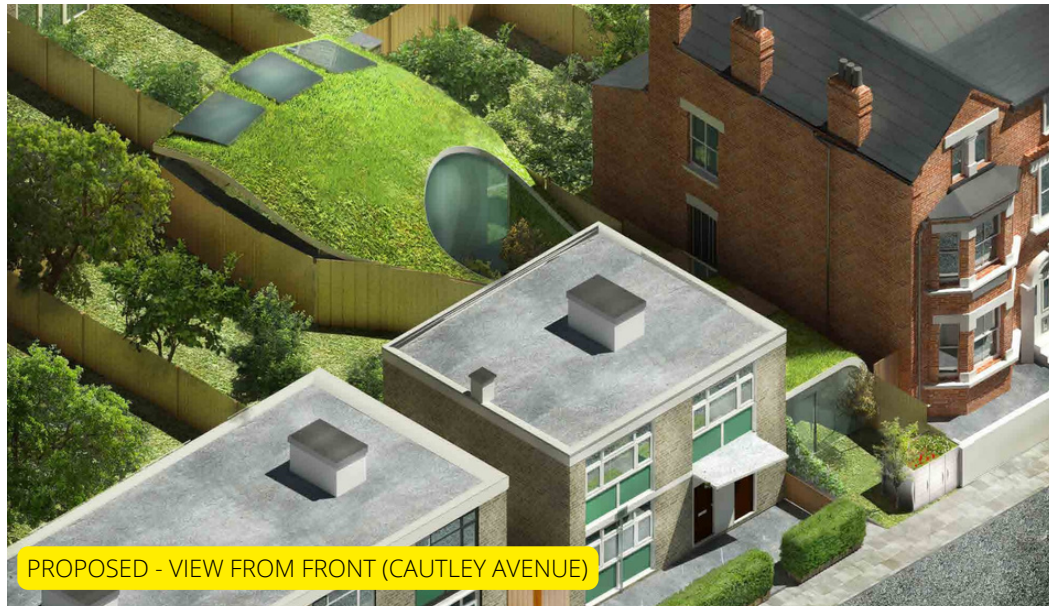
Freehold building plot extending to 130 Sq m currently occupied by a single storey double width garage with a low pitched roof.

Planning granted to construct a unique and cleverly designed 3 bed residence of 126.7 sq m suitable for self build buyers and developers

## LOCATION

Cautley Avenue is a tree lined residential street in the Abbeville village area connecting Clapham Common Southside and Klea Avenue.

Transport is provided at Clapham South underground just 0.3 miles away and the wide open spaces and amenities of Clapham Common are literally at the end of the street

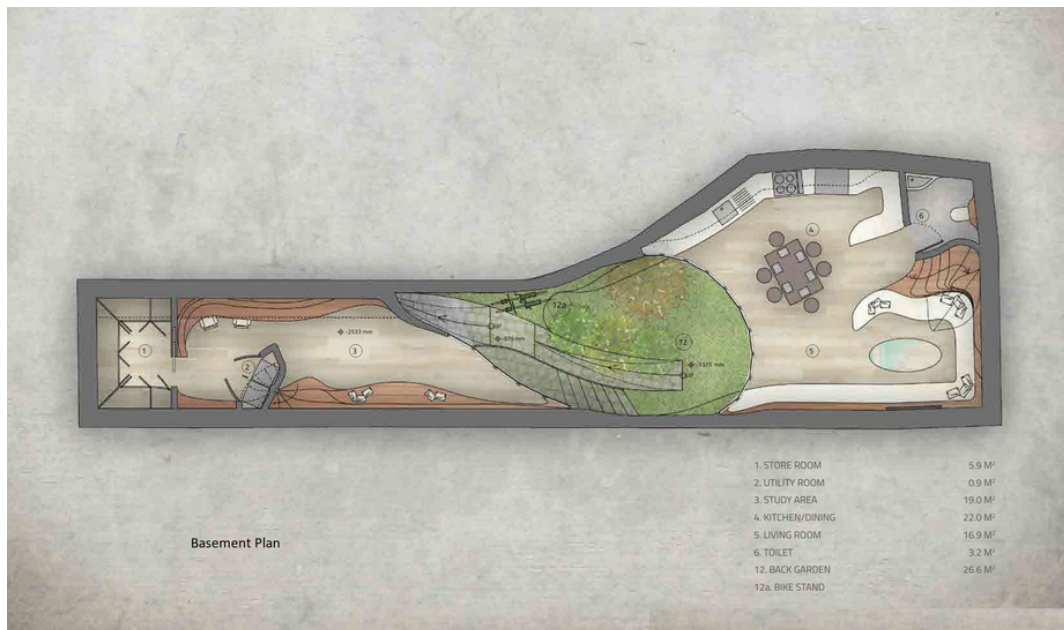
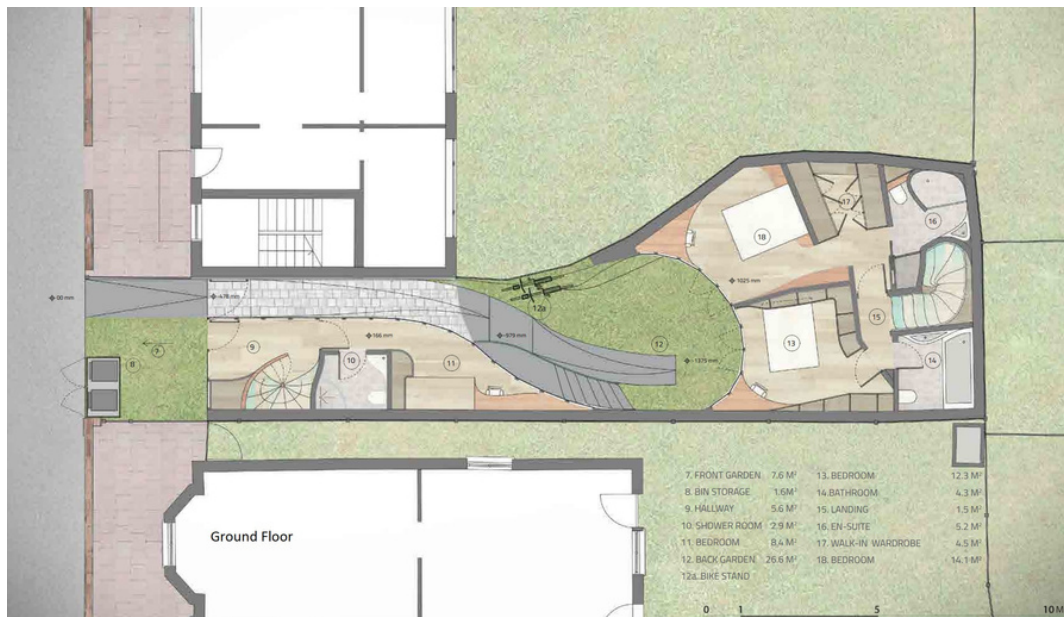


PROPOSED - VIEW FROM FRONT (CAUTLEY AVENUE)



PROPOSED - VIEW FROM REAR





## PLANNING

Lambeth Council granted permission on the 16th November 2021 under ref: 21/01470/FUL for....

Replacement of the existing garage with 3 bed, semi-detached family home, garden and on street parking at basement and ground floor levels.

## ACCOMMODATION

The proposed new dwelling will have a GIA of 126.7 Sq m and comprises Seating/Study Area (19.0m2), Store Room (5.9m2), Utility room (0.9m2), Kitchen/Dining (22.0m2), WC (3.2m2), Living Room (16.9m2), Hallway (5.6m2), Bedroom (8.4m2), Bedroom 2 (12.3m2), Bedroom 3 (14.1m2), Shower Room (2.9 m2), Walk-In Closet (4.5m2), En-Suite (5.2m2), Bathroom (4.3m2), Landing (1.5m2)

## TERMS

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## LEGALS

Each party are responsible for their own legal expenses

## VIEWING

The property can be viewed from the roadside

Access to the garages is by appointment only, contact sole agents

Christopher St James

020 8545 0591

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.