



Florence Way
Balham, SW12

CHESTERTONS





Chestertons are delighted to introduce to the market a well presented second floor apartment set within a modern purpose built development.

The property comprises two double bedrooms, an open plan kitchen/reception room with modern integrated units and space for dining and a three piece bathroom suite. The flat is flooded with plenty of natural light and the communal areas are well maintained.

Florence Way is located moments from Wandsworth Common and Wandsworth Common mainline station and is close to the cafes, bars and restaurants local to Bellevue Road, Balham and Tooting Bec.

- Two bedroom apartment
- Open plan kitchen/reception
- Modern development
- Overground and tube transport links
- Wandsworth Common green space nearby

Asking Price £550,000

Energy Efficiency Rating		Current	Potential
100-120	A		
81-100	B		
61-80	C	80	80
41-60	D		
21-40	E		
1-20	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 112 years 7 months
Service Charge: £2173 per annum
Ground Rent: £490 per annum
Local Authority: Wandsworth Council
Council Tax Band: D

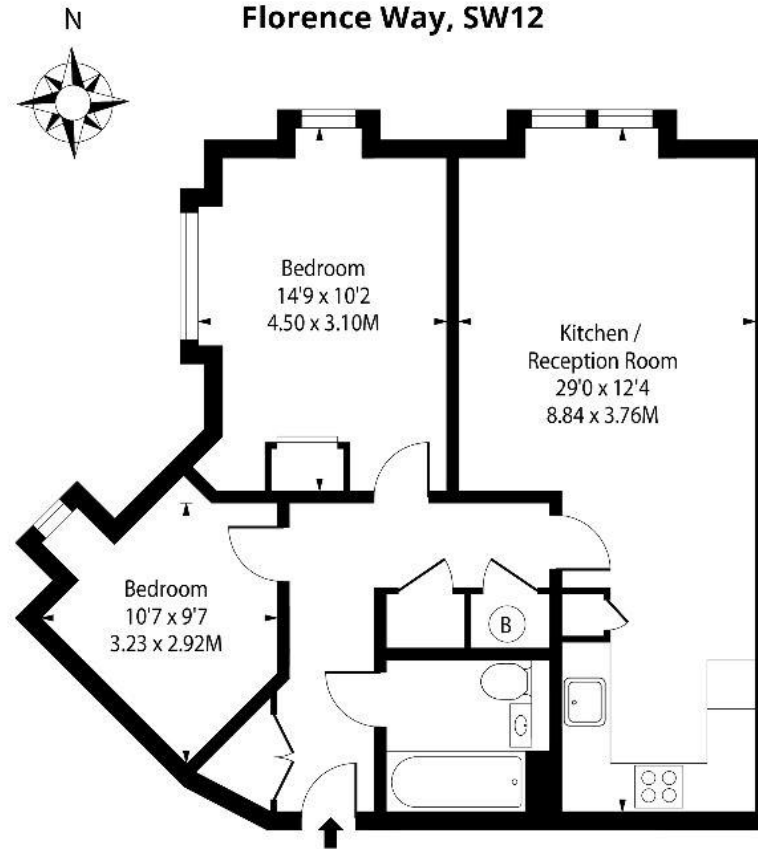
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Second Floor

Approx Gross Internal Area **669 Sq Ft - 62.15 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not To Scale

Ref: No. 47234



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