



Florence Way
London, SW12

CHESTERTONS





An over 800 sq. ft. first 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 property comes with allocated parking and sold on a chain free basis.

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.

- Over 800 sq. ft.
- Allocated parking
- Wandsworth Common 0.5 miles
- Wandsworth Common station 0.5 miles
- Balham Station 0.5 miles
- Tooting Bec station 0.6 miles

Asking Price £600,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 113 years remaining

Service Charge: £2700 per annum

Ground Rent: £490 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: D

Chestertons Wandsworth Sales

47 East Hill

London

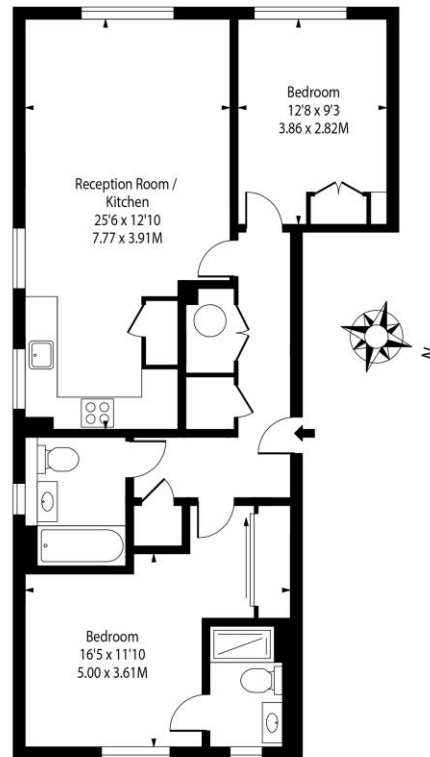
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First Floor

Approx Gross Internal Area **818 Sq Ft - 75.99 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 45997

