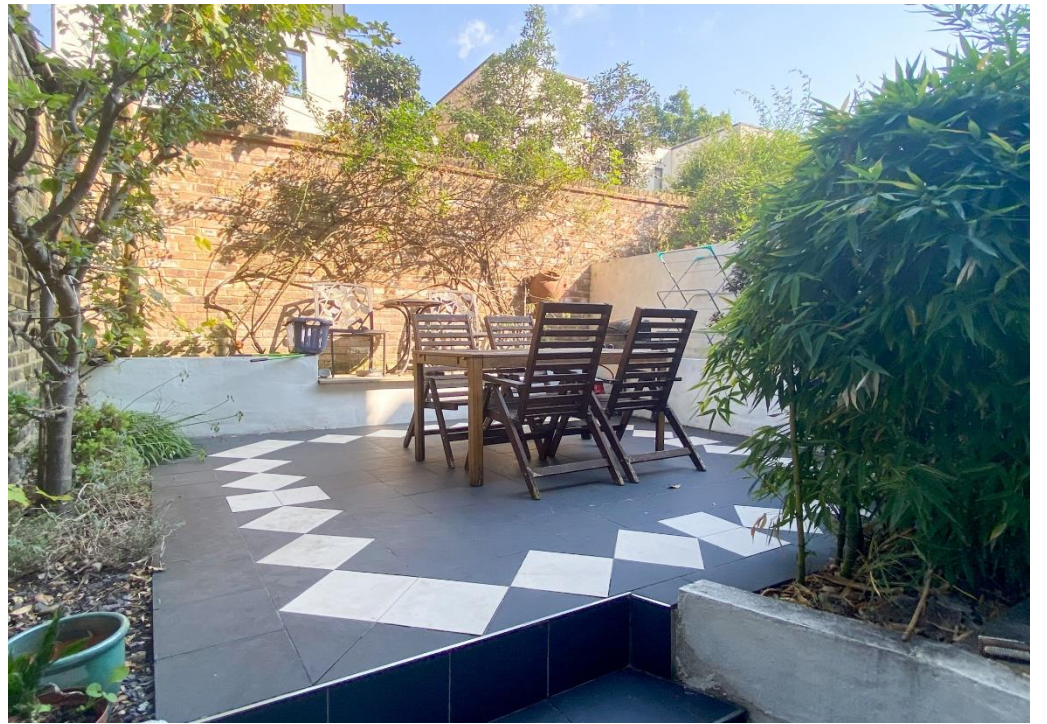




Absolute Homes

Chivalry Road, Wandsworth



## Description:

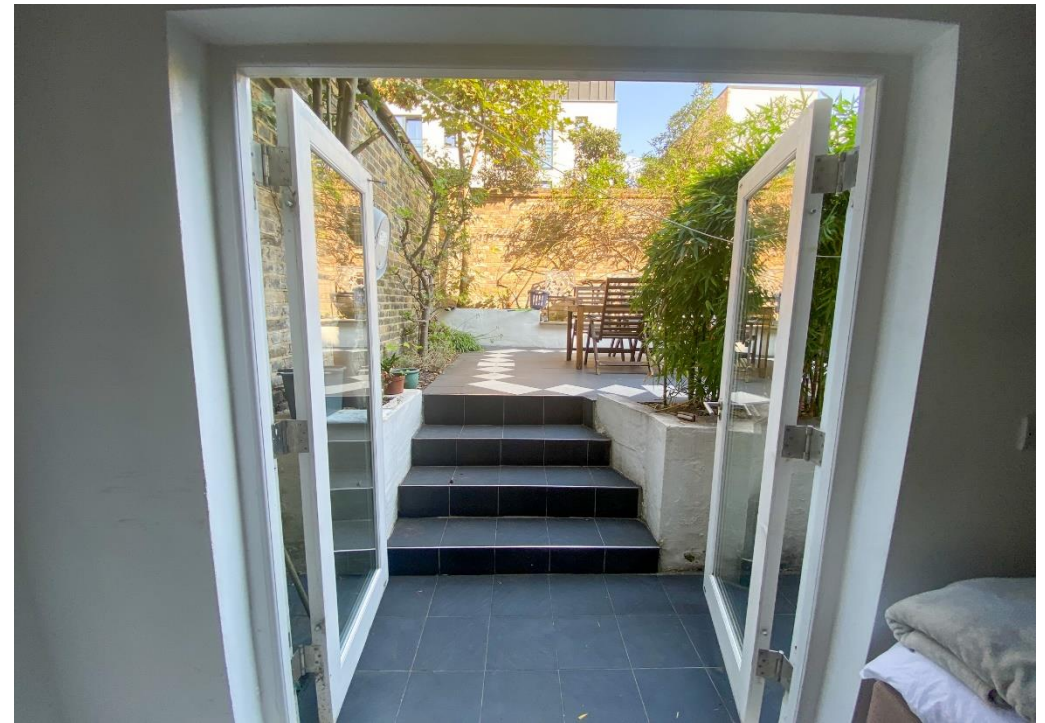
A two bedroom split level conversion garden apartment forming part of a Victorian home located a short distance from Wandsworth Common and available with no onward chain.

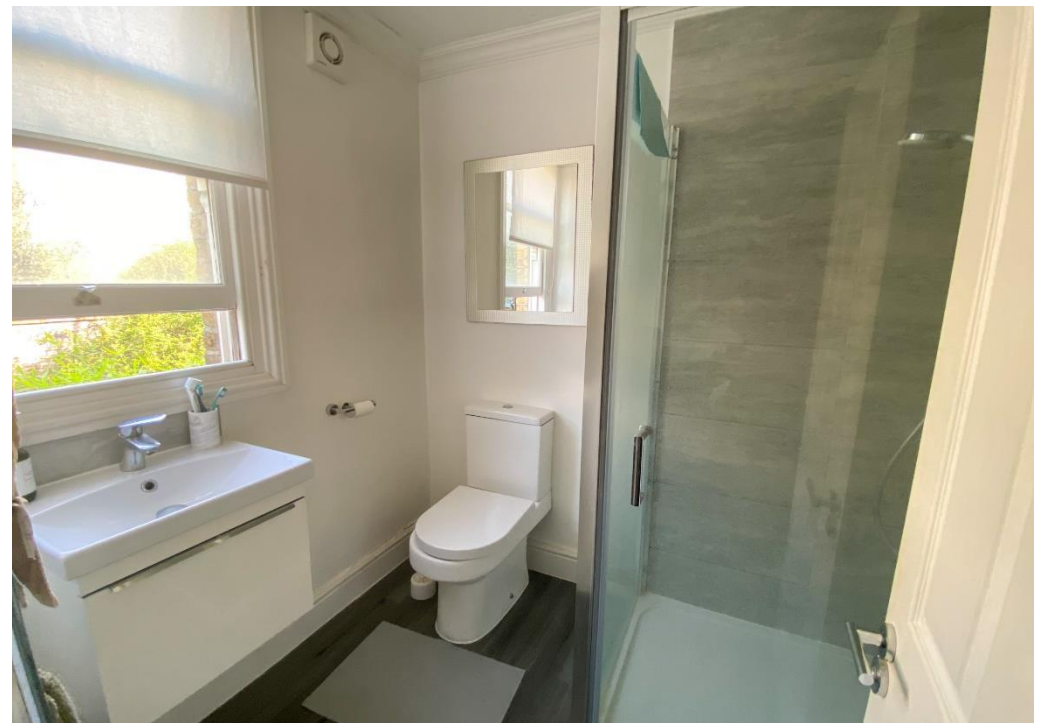
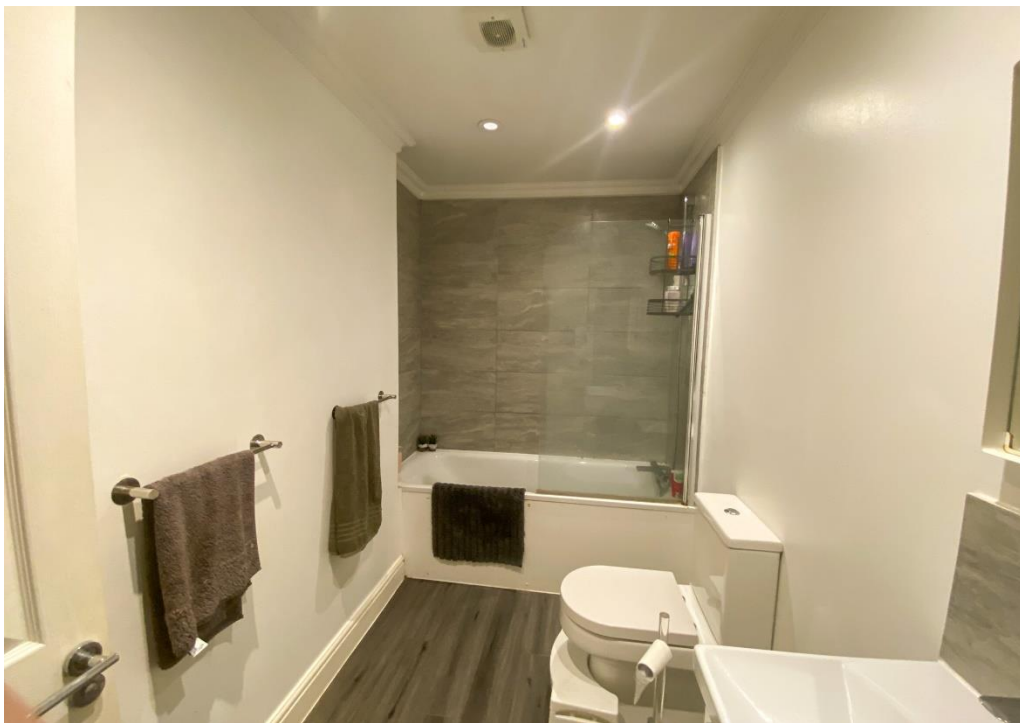
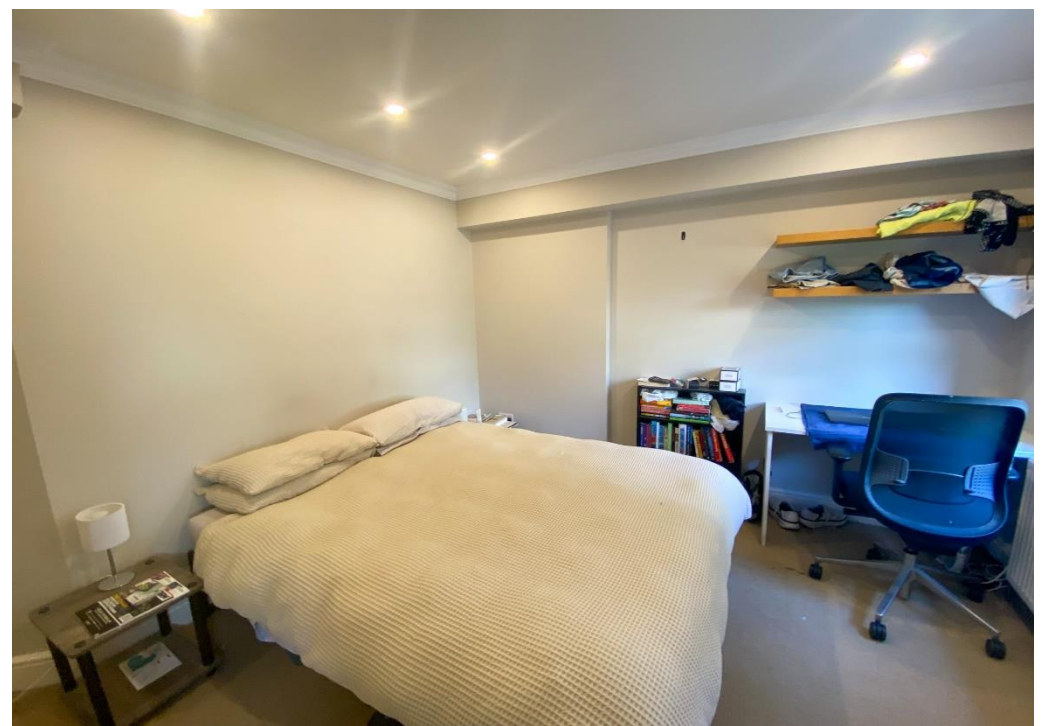
We are pleased to be offering for sale a maisonette in this ever popular location, being a moment's walk from the Common. The property benefits from the period high ceilings and well-proportioned rooms. To the entry level floor is a large reception room opening to the kitchen and also double doors out to the private patio garden. There is a large bedroom and family bathroom also to this level. Rising staircase leads to the first floor and a double bedroom with an ensuite bathroom all overlooking the patio garden.

Chivalry Road is a short walk from the green spaces of Wandsworth Common and is conveniently located for easy access to the boutique shops, restaurants and café's that Northcote Road and St John's Road have to offer.

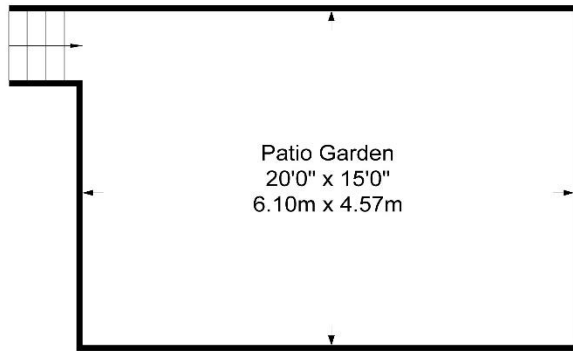
Clapham Junction Overground Station is approximately 0.5 miles away and there are a plethora of bus routes providing direct access to Central London.

Properties such as this, in this location are rarely available and we would strongly suggest early viewing.

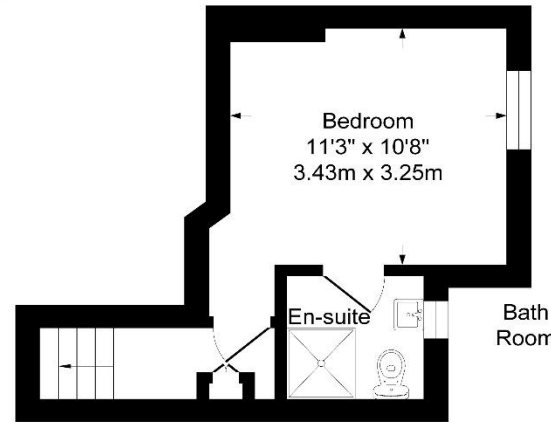




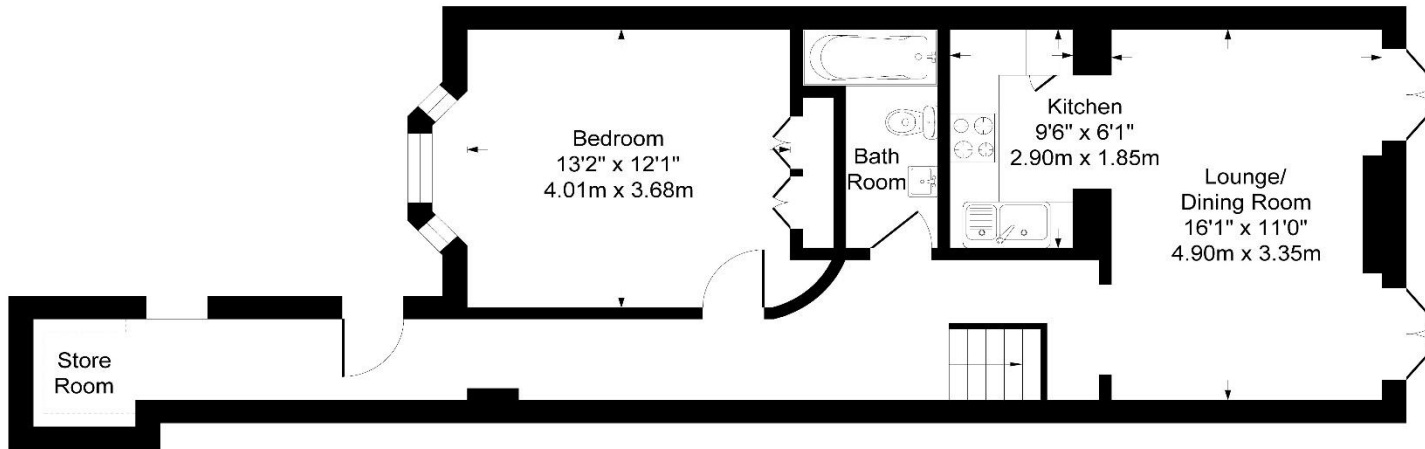
**Approximate Gross Internal Area**  
862 sq ft - 80 sq m



Garden



First Floor



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

**INFORMATION**

**TENURE:** Freehold  
**COUNCIL TAX:** To be confirmed  
**COUNCIL:** To be confirmed  
**EPC:** E  
**PRICE:** £795,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

