



Yukon Road
Clapham South, SW12

CHESTERTONS





Chestertons are delighted to present a spacious ground floor Victorian maisonette, located on a popular and much sought after residential road in the heart of Clapham South.

The generous accommodation is well presented with an abundance of period features throughout the home. The property comprises a large reception room with a feature fireplace, a kitchen/breakfast room with modern kitchen units and ample space for entertaining and dining. Two double bedrooms, a family bathroom with a white bathroom suite, a cloakroom and a private rear garden make up the rest of this lovely home in SW12.

Yukon Road runs between Balham Hill and Cavendish Road which is only a short walk from Clapham South underground station. The shops, restaurants, cafes and bars local to Clapham South, Abbeville Village and Balham are also within a convenient walk of the property, as the green open spaces of Clapham Common.

- Spacious ground floor Victorian maisonette
- Delightful reception room with a feature fireplace
- Contemporary kitchen/breakfast room
- Two bedrooms
- Bathroom with a white bathroom suite
- Cloakroom
- Rear private patio garden

Asking Price £700,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C	70	78
63-71	D		
54-62	E		
45-53	F		
35-44	G		

Not energy efficient - higher running costs

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

Tenure: Share of Freehold
Service Charge: n/a
Ground Rent: n/a
Local Authority: Wandsworth Council
Council Tax Band: D

Chestertons Battersea & Clapham Sales

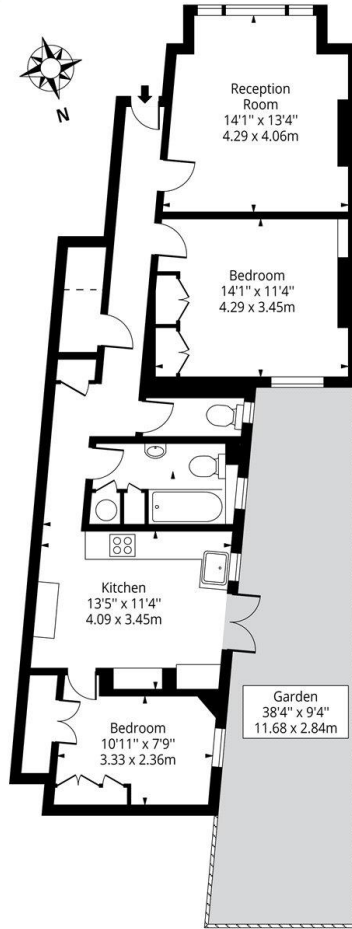
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Ground Floor

Approx Gross Internal Area **831 Sq Ft - 77.20 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 36741

