



Dinsmore Road
Clapham South, SW12

CHESTERTONS





Chestertons are delighted to introduce to the market a spacious first floor, split level three bedroom apartment located in a very desirable location between Clapham South and Balham underground stations.

Boasting just short of 1,200 Sq. Ft., the flat has a bright reception room allowing plenty of natural light, there is also space for a dining table, the kitchen has all of the necessary fixtures and fittings, there are three double bedrooms with an additional bedroom that would be suitable for a study, nursery, dressing room or simply some extra storage space.

The property is located within close proximity of the array of local amenities to Clapham Common, Balham and Abbeville Village. Clapham South underground station and Balham over ground and underground stations are moments away giving excellent transport options. The green open spaces of Clapham Common are a short walk away.

- A spacious first floor, split level three bedroom apartment
- An additional bedroom/study
- Located in a very desirable location between Clapham South and Balham underground stations
- Bright reception room with space for a dining table
- Kitchen with all of the necessary fixtures and fittings
- Clapham South and Balham underground stations
- Within close proximity of the array of local amenities to Clapham Common, Balham and Abbeville Village
- Near Clapham South underground and Balham over ground and underground stations
- Close to the green open spaces of Clapham Common
- Boasting just short of 1,200 Sq. Ft.

Asking Price £800,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		
81-90 B		
72-81 C	75	81
63-72 D		
54-63 E		
45-54 F		
36-45 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Leasehold 107 years 7 months

Service Charge: £0

Ground Rent: £50

Local Authority: London Borough of Wandsworth

Council Tax Band: C

Chestertons Battersea & Clapham Sales

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Approx Gross Internal Area **1179 Sq Ft - 109.53 Sq M**

For Illustration Purposes Only - Not To Scale

Ref: No. 34617

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