



Airedale Road
London, SW12

CHESTERTONS





Chestertons are delighted to introduce to the market a superb three-bedroom apartment within a period conversion. In excess of 1,500 sqft, the property is bright and airy split across the 1st and 2nd floors.

The larger than average reception room at the front is bright and benefits from a spacious south facing bay window, as well as a charming feature fireplace. Down the corridor is a spacious double bedroom with built-in wardrobes and a shower room with additional utility room. This leads to a fully fitted modern kitchen dining room at the rear, overlooking neighbouring gardens.

At the front of the top floor is the main bedroom, with two skylights illuminating the room along with eaves and built in storage. Heading towards the rear is a family bathroom with separate toilet and a third double bedroom. Finally, there is eaves storage space in the centre offering potential to add a roof terrace and another bedroom (subject to re-approval of planning permission).

Airedale Road is a popular quiet and tree lined residential street within the Nightingale Triangle, within easy walking distance of both central Balham and Wandsworth Common, and their associated transport links and outstanding schools.

- Share of Freehold
- Immaculate period conversion
- Over 1500 sqft
- Three double bedrooms
- Near tube and overground stations

Asking Price £925,000

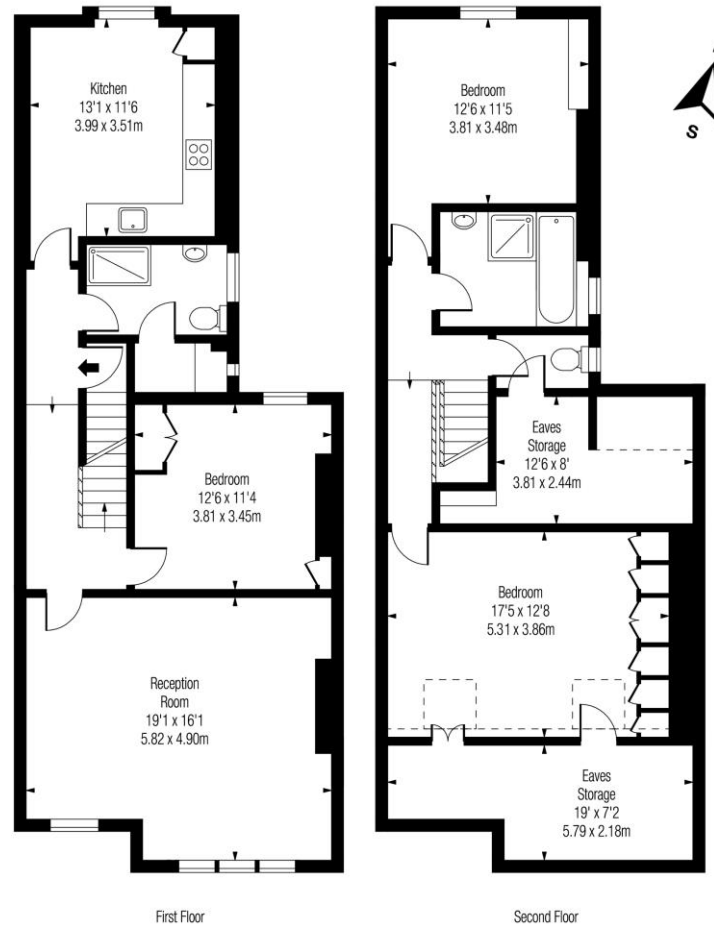
Energy Efficiency Rating		
	Current	Potential
92-100 A		
81-91 B		
69-80 C		75
55-68 D	61	
49-54 E		
41-45 F		
35-39 G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Tenure: Share of Freehold 993 years 5 months
Service Charge: £0
Ground Rent: £0
Local Authority: Wandsworth
Council Tax Band: E

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Approx Gross Internal Area 1591 Sq Ft - 147.80 Sq M

Includes Limited Use Area and Eaves Storage- 264 Sq Ft
 Drawn in accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 51607



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