



Ramsden Road
Balham, SW12

CHESTERTONS





Chestertons has the pleasure of introducing to the market a fantastic, well proportioned Victorian conversion flat in the heart of the Nightingale Triangle. The property is immaculately presented throughout and comprises of a lovely reception room with a bay window, space for a dining table and a modern kitchen with integrated appliances. There is also a generous double bedroom and a stylish shower room. The flat is conveniently situated on Ramsden Road close to the junction of Balham High Road and taking advantage of all the local amenities, including the bars and restaurants and Balham Mainline and underground stations are a short walk away.

- Chainfree
- Generous double bedroom
- Open plan reception room with space for dining
- Immaculately presented throughout
- Located in the heart of the Nightingale Triangle

Offers in excess of
£475,000

Energy Efficiency Rating		Current	Potential
95-100	A		
81-94	B		
69-80	C	73	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

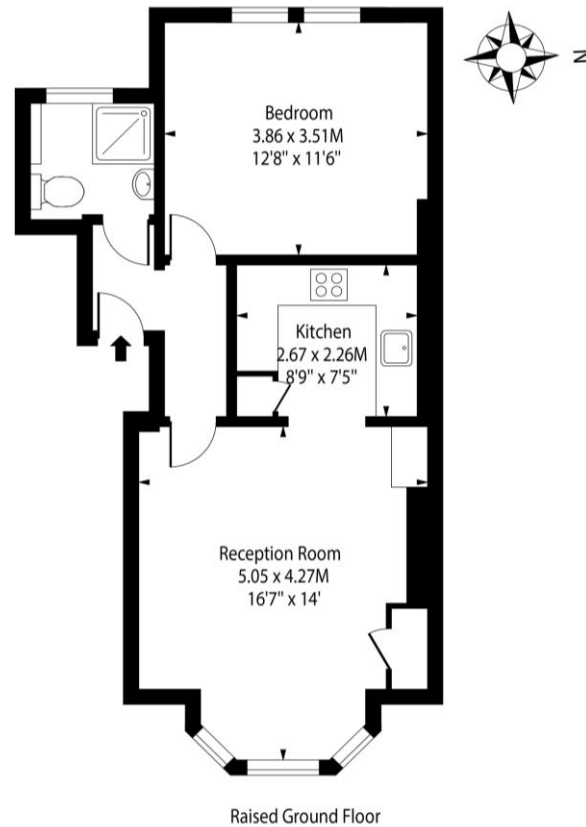
EU Directive 2002/91/EC

Tenure: Leasehold
Service Charge: £0
Ground Rent: £100
Local Authority: Wandsworth
Council Tax Band: C

Chestertons Battersea & Clapham Sales

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 London
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Approx Gross Internal Area **521 Sq Ft - 48.40 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 46873

