



Dinsmore Road
Clapham South, SW12

CHESTERTONS





Chestertons are delighted to introduce to the market a spacious first floor, split level three bedroom property located in a very desirable location between Clapham South and Balham underground stations. Boasting just over of 1,250 Sq. Ft. and featuring many period features and fireplaces. The flat has a bright reception room allowing plenty of natural light, including dining table, the kitchen features modern fixtures and fittings. There are two good sized double bedrooms, as well as a generous dual aspect main bedroom with a large ensuite and optimised additional eaves storage. The eaves storage space at the rear of the upper floor has potential for further extension or a roof terrace, subject to planning permission.

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 split level three bedroom flat
- Boasting just over 1,250 Sq. Ft.
- Potential to extend eaves further STPP
- Located in a very desirable location between Clapham South and Balham underground stations

Asking Price £825,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C	73	79
55-68 D		
49-54 E		
41-48 F		
31-39 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold
Service Charge: £400
Ground Rent: £1
Local Authority: Wandsworth
Council Tax Band: C

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Approx Gross Internal Area 1251 Sq Ft - 116.22 Sq M

Includes Limited Use Area and Eaves Storage - 217 Sq Ft
 Drawn in accordance with IPMS 3B: Residential
 Illustration For Identification Purposes Only - Not to Scale
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