



Lysias Road
Nightingale Triangle, SW12

CHESTERTONS





Chestertons have the pleasure of introducing to the market a beautifully presented first floor Victorian conversion flat, ideally located close to Clapham Common and Clapham South underground station. The accommodation offers a bright reception room with a feature fireplace and space for a dining table, a separate modern kitchen, two double bedrooms and a modern bathroom.

The property is well presented with many period features and neutral decor throughout. Lysias Road is a quiet residential road in Clapham South, less than a ten-minute walk from the shops, amenities and vibrant bars and restaurants local to Clapham South and Balham.

- Superb first floor Victorian conversion flat
- Two double bedrooms
- Close to Clapham South underground station
- Offered to market Chainfree
- Furniture available as part of sale

Guide Price £700,000

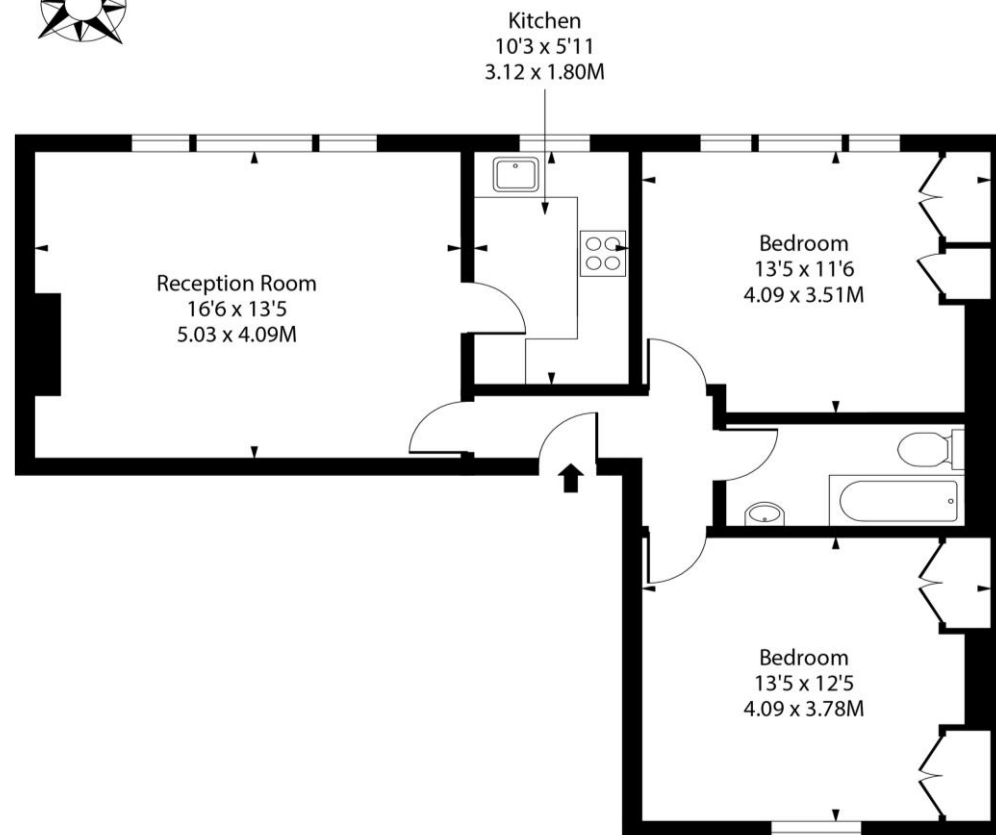
Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Tenure: Share of Freehold 980 years remaining
Service Charge: N/a
Ground Rent: N.A
Local Authority: Wandsworth
Council Tax Band: D

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk

Lysias Road, SW12



First Floor

Approx Gross Internal Area 715 Sq Ft - 66.42 Sq M

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 49628

