



Fernlea Road

London, SW12

Asking Price £315,000

A bright top-floor one-bedroom apartment in the heart of Balham on sought-after Fernlea Road, moments from Balham Station, Balham High Road, and a range of cafés, restaurants, and local amenities.

CHESTERTONS



Fernlea Road

London, SW12



A bright and beautifully presented top-floor one-bedroom apartment ideally positioned on the highly sought-after Fernlea Road in the very heart of Balham. Offered to the market with no forward chain, this charming property enjoys an unbeatable location just moments from Balham Station (Overground and Underground), Balham High Road, and an excellent selection of popular bars, cafés, restaurants, and local shops.

The accommodation comprises a spacious open-plan kitchen/reception room, a generous double bedroom, and a stylish modern bathroom, all finished to an excellent standard throughout. The fully fitted kitchen and well-maintained interiors make this an

Tenure: Leasehold 103 years 11 months
Service Charge: TBC
Ground Rent: TBC
Local Authority: London Borough of Wandsworth
Council Tax Band: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Chestertons Wandsworth Common Sales

Chestertons Estate Agents
 4 Bellevue Road
 London
 SW17 7EG
 wcs.portals@chestertons.co.uk

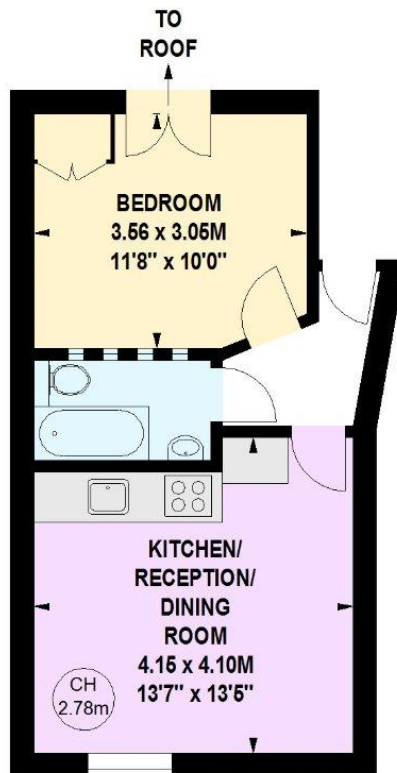
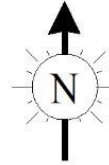
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Approximate gross internal area

33.54 sq m / 361 sq ft

Key :
CH - Ceiling Height



First Floor

This floor plan is a representation for guidance purposes only, not for valuation.
Any figure is approximate and must not be relied on as a statement of fact.
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