



## BALLATER ROAD, SW2

£565,000

Share of freehold  
Victorian conversion  
Upper floor flat  
Quiet residential street  
Close to transport links  
Energy rating: c

@marshandparsons  
marshandparsons.co.uk

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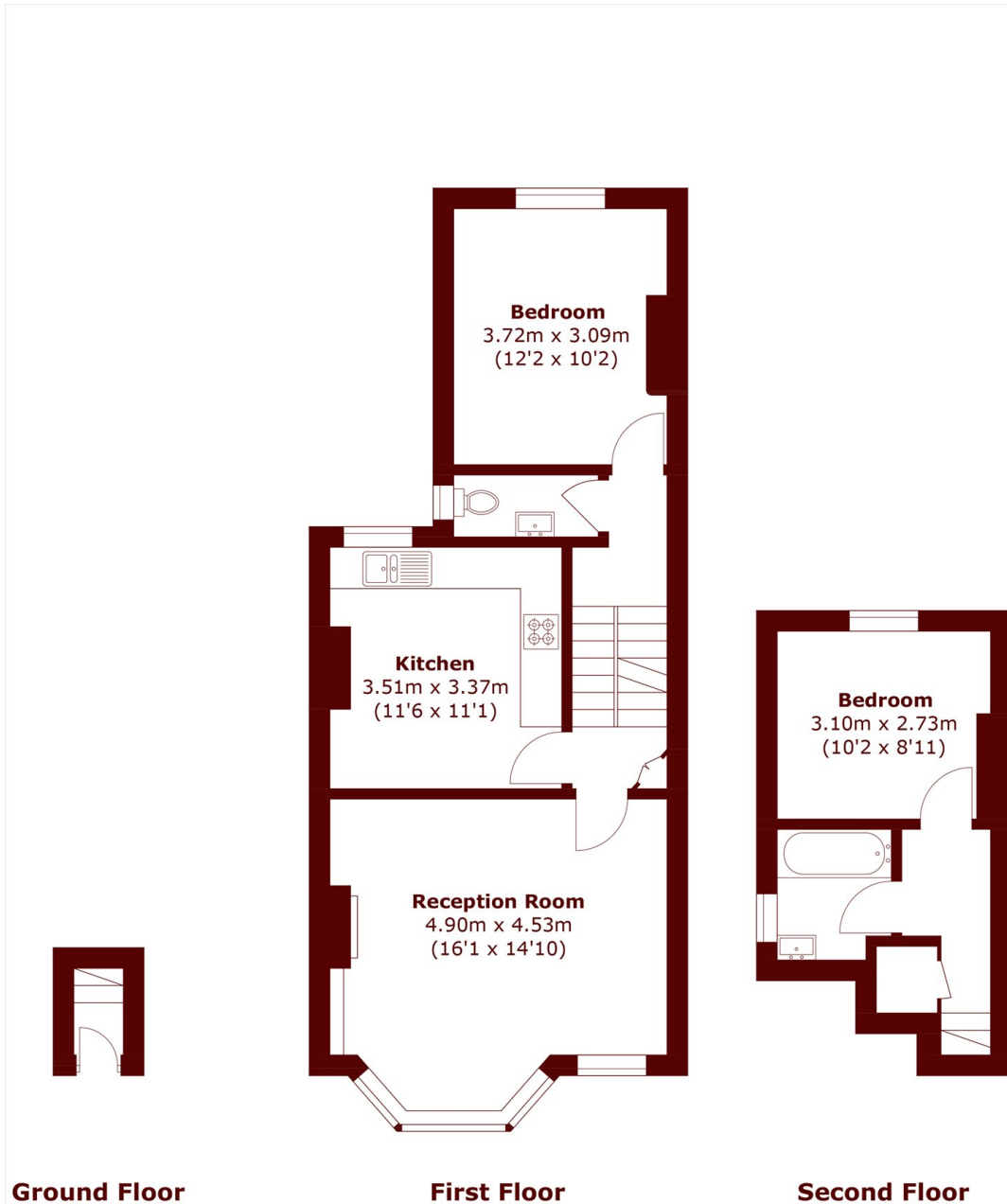
# ABOUT THE PROPERTY

A bright and spacious Victorian upper maisonette extending to over 760 sq ft, offering two double bedrooms, a separate kitchen/breakfast room, a guest WC and a family bathroom, with a share of freehold and presented chain free.

Ballater Road is a popular residential street situated conveniently between Clapham Common, Abbeville Village and Brixton, as well as the open green spaces of Clapham Common. Excellent transport links are close by, with direct access to both the Northern and Victoria Lines at Clapham North and Brixton respectively, providing swift connections to the City and beyond.



# STEP INSIDE BALLATER ROAD



Total area (approx.): 70.6 sq. m (760.0 sq. ft)

Clapham  
020 7501 3666

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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