



Elmfield Mansions
Elmfield Road, SW17





This large chic and desirable one double bedroom top floor apartment has been designed to the highest of standards, with a deliberate focus on balancing living and sleeping accommodation.

Tall ceilings and white oak timber flooring accentuate the brightness of the open plan kitchen/reception room. The generously proportioned double bedroom boasts floor to ceiling bi-folding doors which lead out onto a south westerly facing roof terrace. The contemporary interior designed finish of both the bedroom and neighbouring bathroom complete this stunning apartment.

Careful and meticulous attention has been paid to each aspect, from in-built storage in the bedroom and additional storage on the landing, to the immaculate finish of the kitchen; the quality of the apartment is echoed throughout.

The property even benefits from a ten year guarantee and is located in the heart of Balham with the Tube and Mainline Station a short walk away.

- Interior designed
- One double bedroom
- Open plan living area
- South Westerly facing roof terrace
- Balham station 0.2 miles
- Tooting Bec station 0.5 miles

Asking Price £550,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 996 years remaining

Service Charge: £3000 per annum

Local Authority: London Borough of Wandsworth

Council Tax Band: B

Chestertons Wandsworth Sales

47 East Hill

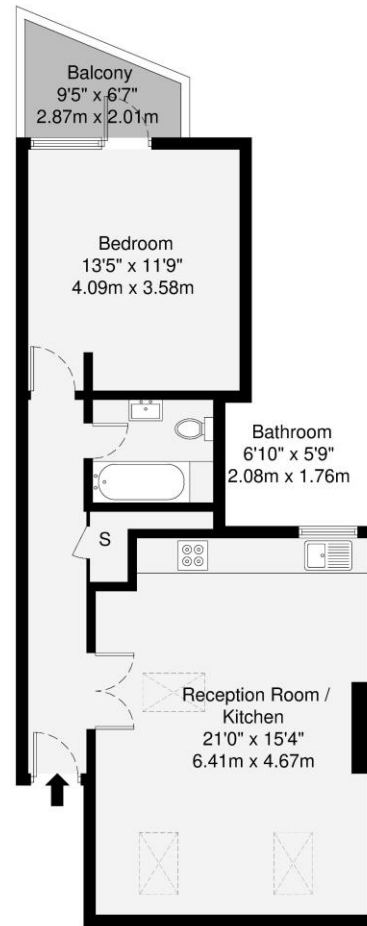
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Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
57 sq m / 613 sq ft

TOTAL STORAGE SPACE
Storage and wardrobes total area
1.2 sq m / 12 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
5.7 sq m / 61 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

