



Ritherdon Road  
Balham, SW17

CHESTERTONS





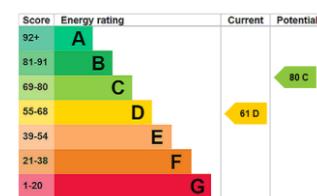
A bright and spacious top floor flat on a pretty tree-lined street, close to Balham station and Tooting Common.

Located in the Heaver Estate Conservation Area, the 806 square foot, split-level property comprises entrance hall, dine-in kitchen, sitting room, two double bedrooms and bathroom.

Benefitting from a Share of Freehold and communal garden, the flat is in close proximity to the shops, cafes and bars on Balham High Road and also the Tooting Commons.

- Two double bedrooms
- 806 sq.ft.
- Share of Freehold
- 0.6 miles to Balham Station
- Communal garden
- Heaver Conservation Area

Asking Price £475,000



**Tenure:** Share of Freehold 991 years remaining

**Service Charge:** £2400 per annum

**Local Authority:** London Borough of Wandsworth

**Council Tax Band:** C

*Chestertons Wandsworth Sales*

47 East Hill

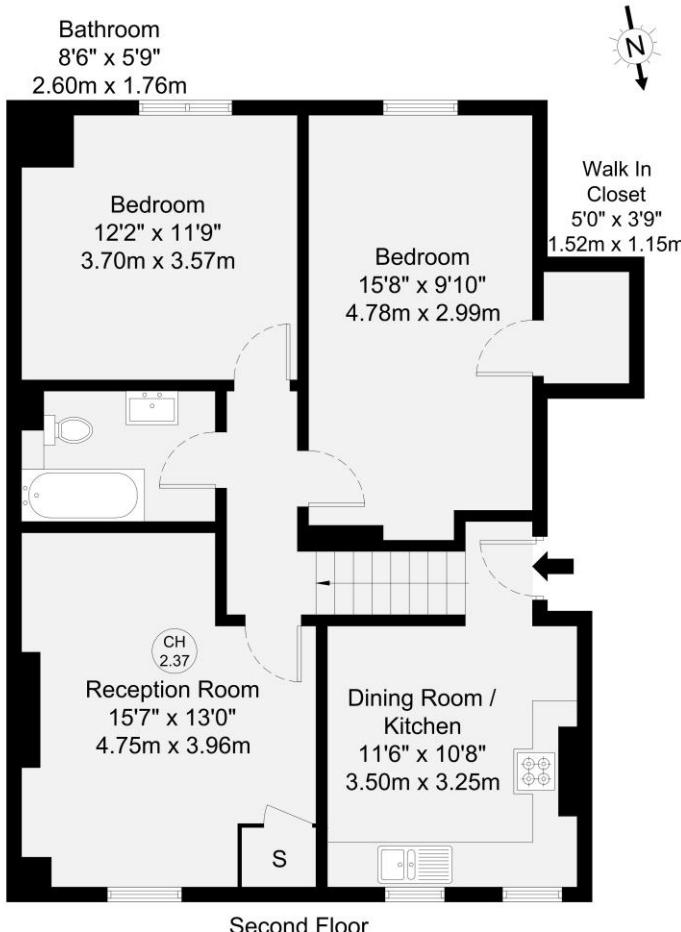
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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
74.9 sq m / 806 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobes total area  
0.8 sq m / 8 sq ft

EXTERNAL FEATURES  
Courtyard, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited eave areas under 1.5m  
0.0 sq m / 0.0 sq ft

Maison  
VUE

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.

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