



Summary:

Ivygate are delighted to present this very bright one-bedroom apartment located on the 1st floor, with an additional study room. Modern fitted kitchen with appliances, bright open plan living area, shower room. This apartment is finished to a high standard and viewings are highly recommend. The development is positioned on a quiet residential street, minutes from open spaces of Wandsworth Common. This has been finished to an exceptional high standard. Location: Mayford Road is located within the heart of the 'Nightingale Triangle', a popular and predominately residential area just to the South of Nightingale Lane. Wandsworth Common and Balham Stations provide the nearest mainline transport with services into Victoria or Waterloo via Clapham Junction. There is also Underground transport at Clapham South and Balham Stations with Northern Line services into the City and West End. The area also benefits from the recreational facilities of both Clapham and Wandsworth Commons including tennis courts, training circuits and playgrounds.

One Bedroom Apartment

Study Room

Shower Room

Close to Train Station

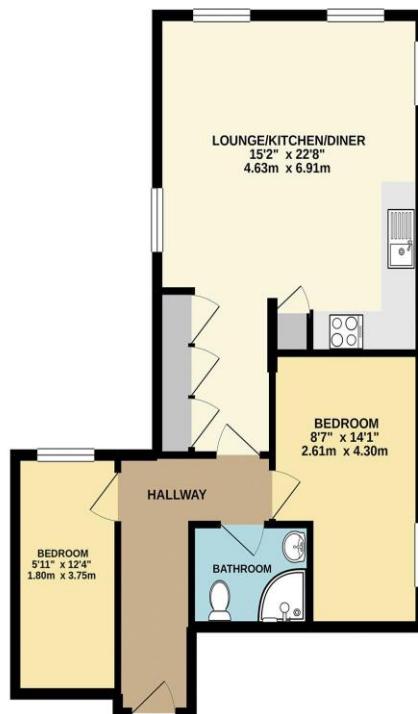
Mains Gas & Electric

5 Mayford Road, London SW12

Monthly Rental Of £1,875

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



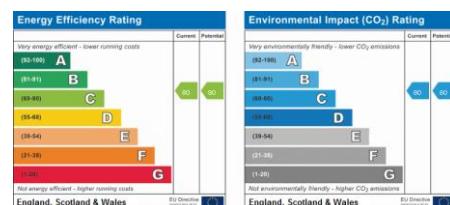
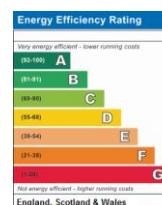
TOTAL FLOOR AREA: 586 sq ft. (54.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and it is not possible to guarantee as to their operability or efficiency. ©2021
House with Measures ©2021

Tenure:

Council Tax: G

Local Authority: London Borough Of Wandsworth

EPC Rating: C



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.