

MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Spacious three-bedroom split-level maisonette with scope for modernisation, in the heart of the Nightingale Triangle.

MAYFORD ROAD, WANDSWORTH COMMON, SW12

Starting Bid £385,000

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Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £385,000.

This spacious three-bedroom maisonette offers over 1,000 sq ft of split-level living in the sought-after Nightingale Triangle, moments from Wandsworth Common and Balham.

The first floor has a bright reception room with two windows facing the street. There is also a kitchen/dining room with space for a family table, a separate utility cupboard and a guest cloakroom.

Upstairs, the principal bedroom includes built-in storage, second and third double bedrooms, and a family bathroom, with further storage on the landing.

The property would benefit from modernisation throughout. This is an excellent opportunity to add value and create a well-proportioned family home or investment.

Mayford Road sits between Wandsworth Common and Clapham Common. The cafés, shops and restaurants of Nightingale Lane, Bellevue Road and Northcote Road are all close by.

Wandsworth Common station and Clapham South and Balham (Northern Line and National Rail) are also within easy reach.

Viewings highly recommended, by appointment only.

Ground Rent: Peppercorn
Service Charge: £1,770 per annum
Lease Length: 124 Years Remaining
Freehold: Wandsworth Borough Council









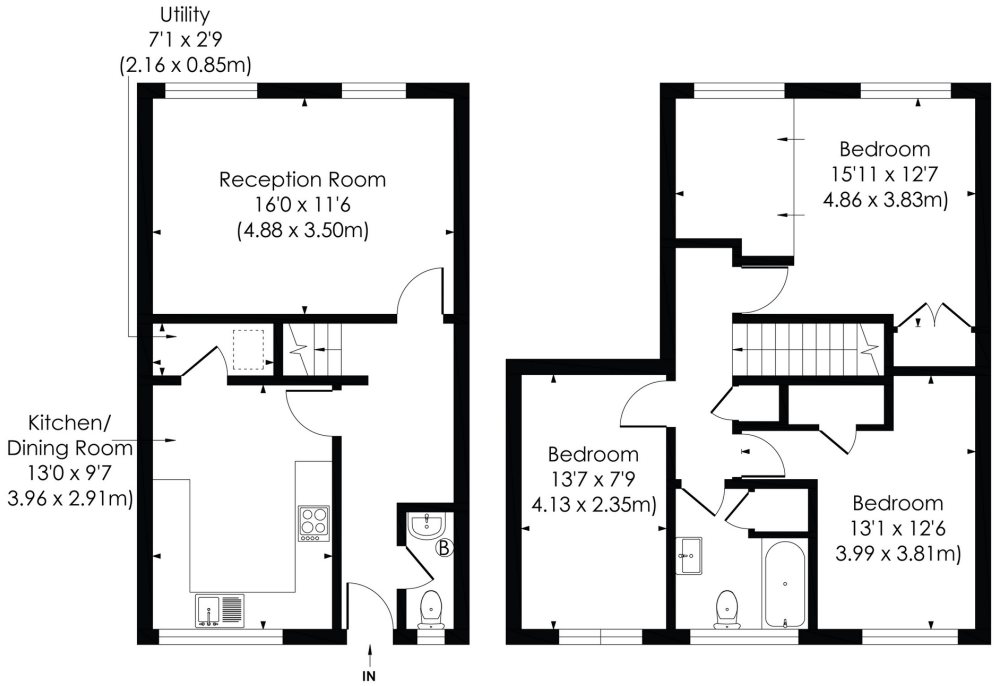




MAYFORD ROAD, SW12

Approx. Gross Internal Floor Area

1019 Sq. ft/94.65 Sq. m



The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

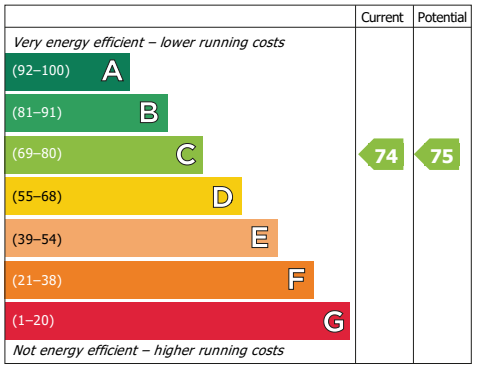
Mayford Road, SW12

- Three Bedrooms & Family Bathroom
- Split-Level Maisonette, Over 1,000 sq ft
- Bright Reception Room
- Kitchen/Dining Room
- Guest Cloakroom
- Scope to Modernise
- Close to Wandsworth Common
- Council Tax Band C

3 1.5 1

1,019 sq ft | 94.65 sq m

Energy Efficiency Rating



Leasehold:
124 Years Remaining

Service Charge:
£1,770 per annum

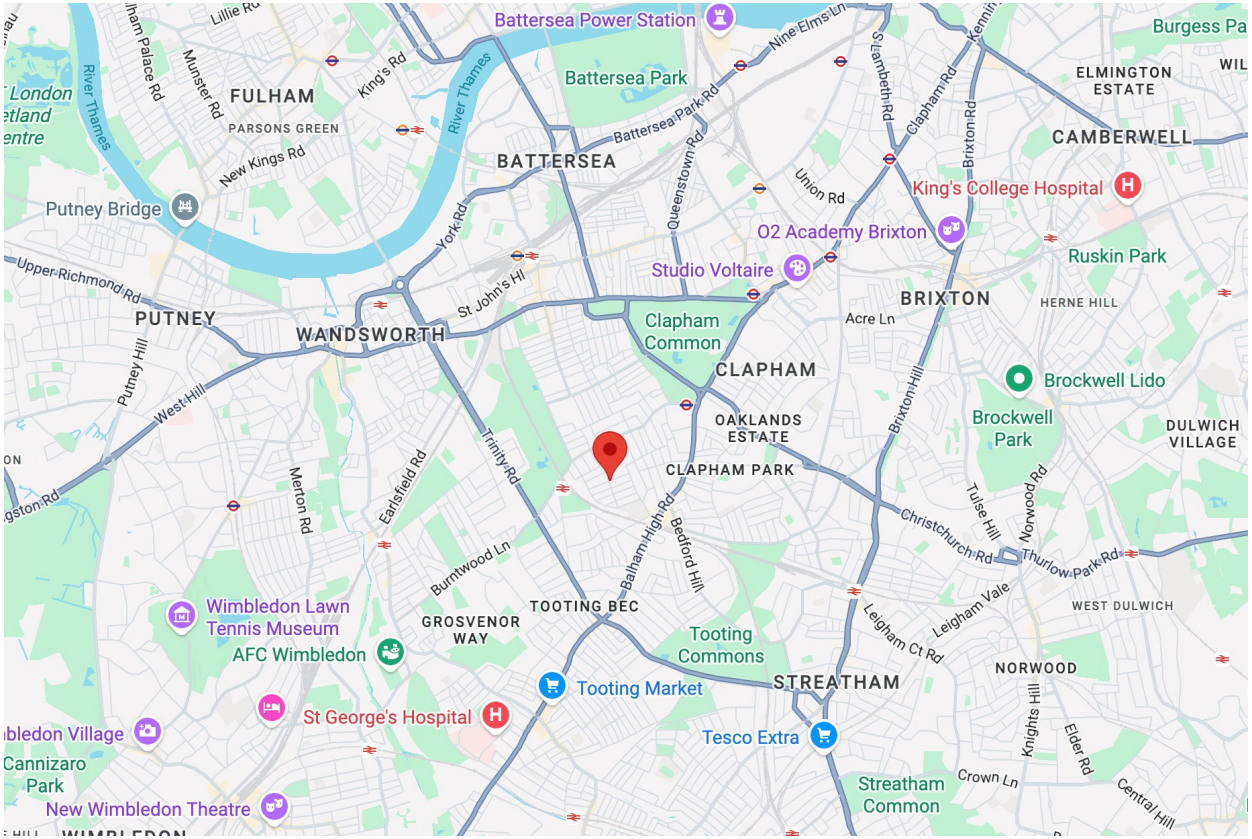
Ground Rent:
Peppercorn

Freeholder:
Wandsworth Borough Council

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The Property Ombudsman

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