



Cavendish Road
Balham, SW12

CHESTERTONS





Chestertons is delighted to introduce to the market a beautifully presented first floor conversion flat set within an imposing Victorian property.

The flat boasts well proportioned accommodation which is light and airy with neutral décor throughout extending to over 400 Sq. Ft. The front of the property comprises a generous 21 ft. studio room and separate kitchen. Towards the rear the property the property boasts ample storage space and a modern bathroom. The property is located on Cavendish Road a residential road in the heart of Balham.

The transport links at Balham are within a convenient five minute walk of the property, as are the wide open spaces of Tooting Bec Common along with the numerous local bars, shops, restaurants, cafes and shopping facilities.

- First floor Victorian conversion flat
- Beautifully presented throughout
- Well proportioned accommodation
- Generous 21 ft. studio room with high ceilings and ample entertaining space
- A modern bathroom

Asking Price £285,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		
72-80	C		75
63-71	D	63	
55-62	E		
47-54	F		
39-46	G		

Not energy efficient - higher running costs

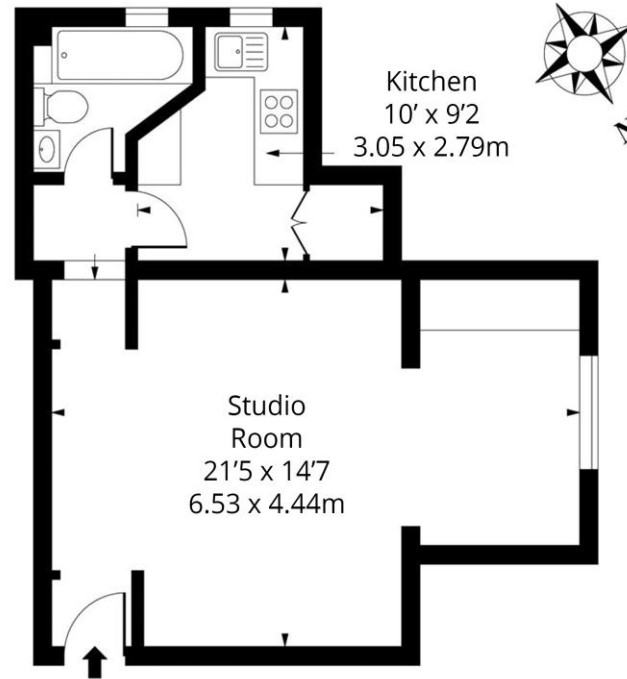
England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 149 years 5 months
Service Charge: TBC
Ground Rent: TBC
Local Authority: Wandsworth Council
Council Tax Band: B

Chestertons Battersea & Clapham Sales

6 Battersea Rise
 London
 SW11 1ED
 battersearise@chestertons.co.uk
 020 7924 4400
 chestertons.co.uk

Cavendish Road, SW12



Approx Gross Internal Area **404 Sq Ft - 37.53 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 26899



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable