



Cavendish Road
Balham, SW12

CHESTERTONS





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

The flat offers well-proportioned accommodation extending to over 400 sq. ft., with light and airy interiors complemented by neutral décor throughout. To the front of the property is a generous studio room and a separate kitchen, while the rear benefits from ample built-in storage and a modern bathroom.

The property is situated on Cavendish Road, a sought-after residential road in the heart of Balham. It is just a short distance from Tooting Common, Bedford Hill and Balham High Road, offering an excellent selection of bars, cafés, restaurants, shops and everyday amenities.

Balham Underground and National Rail stations are within a convenient walk, providing excellent transport links into Central London.

- 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

Offers in excess of
£260,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 147 years 9 months

Service Charge: £2,600 pa

Ground Rent: TBA

Local Authority: Wandsworth Council

Council Tax Band: B

Chestertons Wandsworth Common Sales

Chestertons Estate Agents

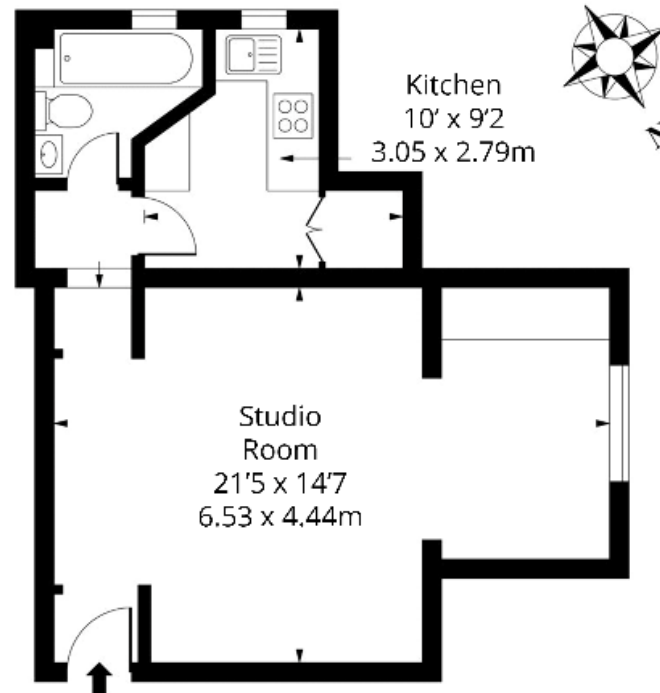
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London

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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. 26859



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