



Lysias Road  
Nightingale Triangle, SW12

CHESTERTONS









Chestertons have the pleasure of introducing to the market a beautifully presented first floor Victorian conversion flat, ideally located close to Clapham Common and Clapham South underground station. The accommodation offers a bright reception room with a feature fireplace and space for a dining table, a separate modern kitchen, two double bedrooms and a modern bathroom.

The property is well presented with many period features and neutral decor throughout. Lysias Road is a quiet residential road in Clapham South, less than a ten minute walk from the shops, amenities and vibrant bars and restaurants local to Clapham South and Balham.

- Superb first floor Victorian conversion flat
- Two double bedrooms
- Close to Clapham South underground station
- Offered to market Chainfree
- Furniture available as part of sale

Guide Price £650,000

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35-39	G		
1-34			

Not energy efficient - higher running costs

EU Directive 2002/91/EC

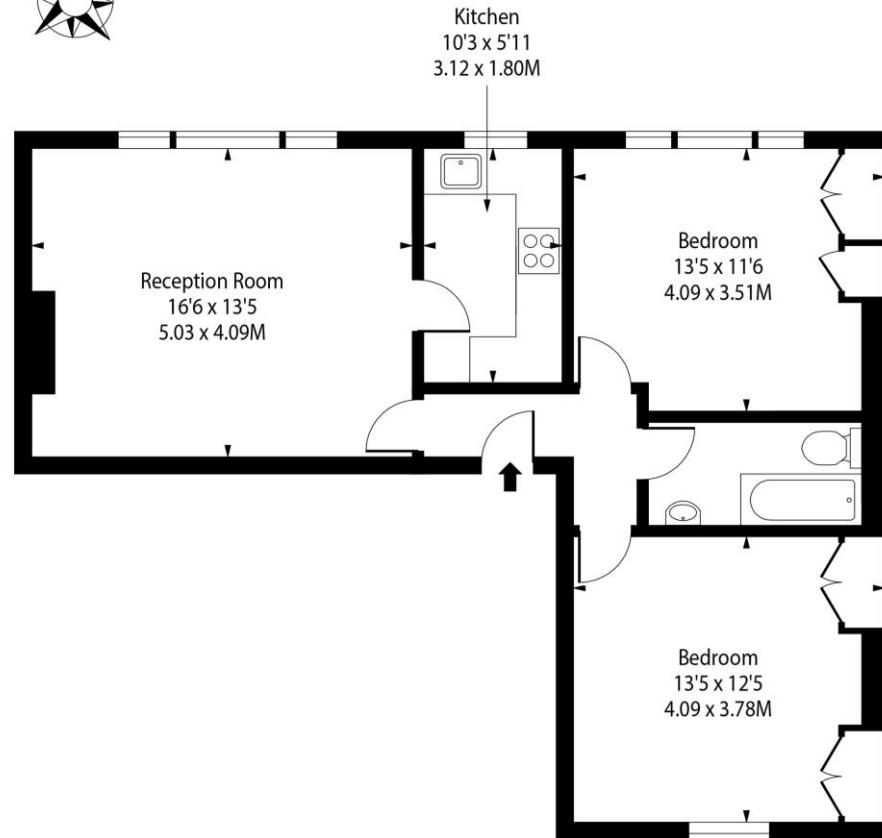
England, Scotland & Wales

**Tenure:** Share of Freehold 980 years 3 months  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Wandsworth  
**Council Tax Band:** D

*Chestertons Battersea & Clapham Sales*

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## Lysias Road, SW12



First Floor

Approx Gross Internal Area **715 Sq Ft - 66.42 Sq M**

Drawn in accordance with IPMS 3B: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 49628



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