



**MAYFORD ROAD, LONDON, SW12**  
£435,000

**Carter Jonas**

# MAYFORD ROAD, LONDON, SW12

Desirably located in the heart of Balham's sought-after Nightingale Triangle, this generously proportioned one-bedroom apartment is located on the ground floor and benefits from a large front garden, its own front door, a stunning open plan kitchen/dining/living room, overlooking a south westerly facing private courtyard garden.

Situated within a well-maintained residential block, and set back from the road, this bright 504 sq. ft apartment is located on the ground floor and benefits from a large front garden, its own front door, a stunning open plan kitchen/dining/living room, overlooking a south westerly facing private courtyard garden.

With wooden flooring throughout, the double bedroom has plenty of natural light and built-in wardrobes. A smart shower room is located across the hallway. Leading off the open plan kitchen/living room is a useful utility room, which houses washing machine and serves as an excellent storage space. Additional secure storage space is available to rent within the main building.

Mayford Road is located within the heart of the Nightingale Triangle, a prime residential area of Balham, south of Nightingale Lane. Close by to all the amenities of Balham, Bellevue and Northcote Roads, with Wandsworth Common within a short stroll. Nearby transport includes Balham Underground (Northern Line) and the Overland at Balham.

Lease: 125 years from 24 March 1987 - 88 years remaining

Service charges: £1,320 pa

Ground rent: £0 / Peppercorn

Council Tax: Wandsworth Band B

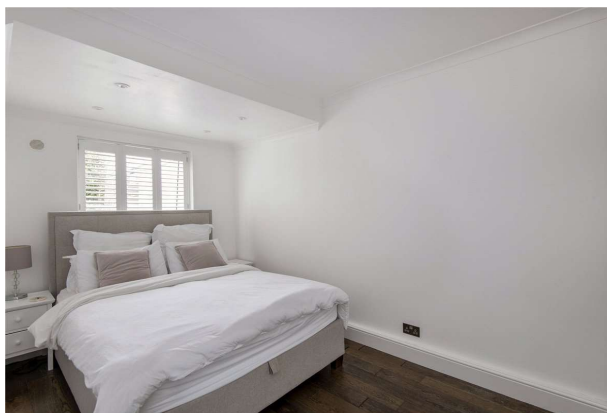
## AMENITIES

- One Bedroom
- Private Garden
- Front Garden
- Own Front Door
- Secure Rear Access
- Off-street Parking to the Rear
- Close to Balham
- Close to Wandsworth Common
- Store Room Available
- Leasehold

**TENURE** Leasehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** C



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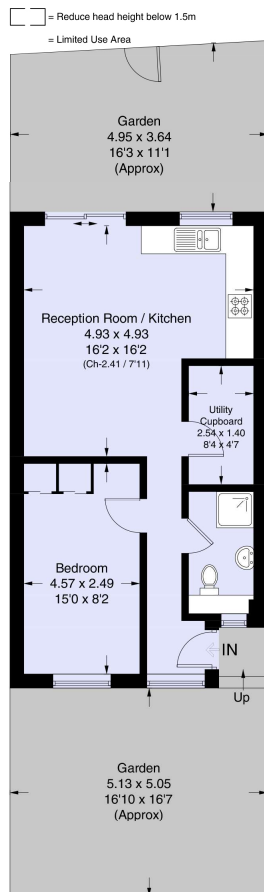
## Mayford Road, SW12

Approximate Gross Internal Area = 46.8 sq m / 504 sq ft

(Excluding Areas With Reduced Headroom)

Reduced Headroom = 0.4 sq m / 4 sq ft

Total = 47.2 sq m / 508 sq ft



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

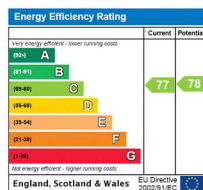
# Carter Jonas

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