



**MAYFORD CLOSE, LONDON, SW12**  
£495,000

**Carter Jonas**

# MAYFORD CLOSE, LONDON, SW12

A contemporary, bright two-bedroom flat located on a quiet spot just minutes from Wandsworth Common. Mayford Close is a quiet peaceful setting located at the end of Wexford Road – one of Wordsworth's most exclusive addresses.

The 639 square foot flat benefits from being accessed to via it's own front door which opens into the spacious entrance hallway, the two good sized double bedrooms are located on the right-hand side, the large well-appointed reception room is at the rear which features a large sliding patio doors which lead directly out into the sunny south-facing garden'. The flat benefits from having wood-flooring throughout, and a handy separate side access via the kitchen.

- Convenient location for Balham, and Wandsworth Common
- Situated in a quiet spot, yet just a minutes walk to Wandsworth Common train station
- 2 double bedrooms
- Wood floors throughout
- Direct access to communal gardens from the reception room
- Side access
- Low service charge - £904 per annum
- Chain free

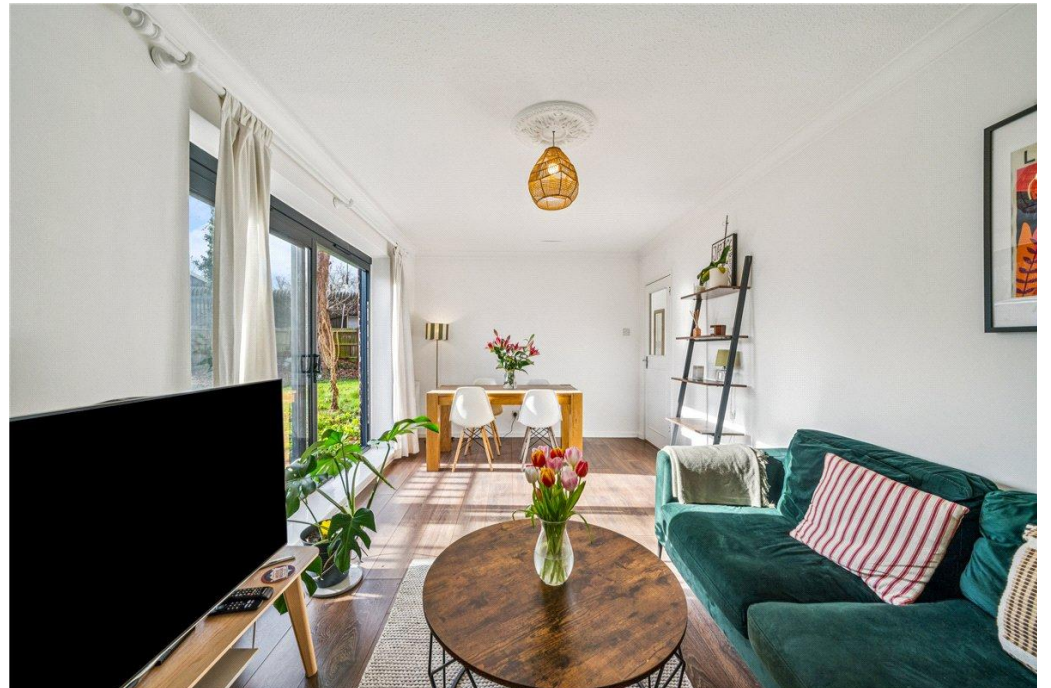
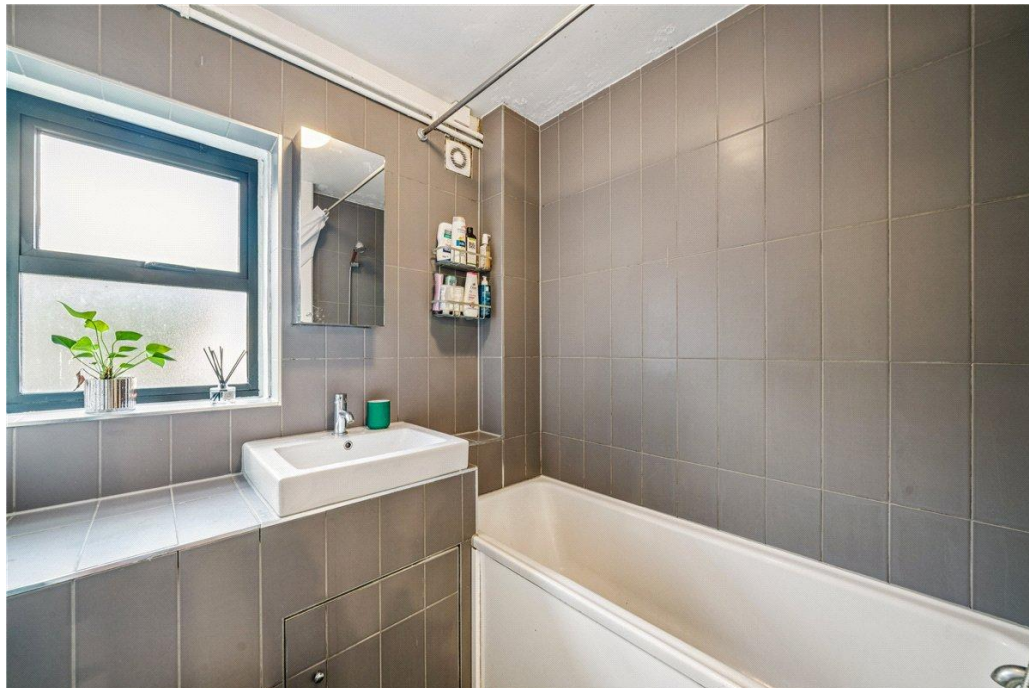
**TENURE** Newly extended lease – 180 years remaining

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C

## TWO DOUBLE BEDROOM GROUND FLOOR GARDEN FLAT WITH DIRECT ACCESS ONTO AN UN-DEMISED PATIO OFF THE LIVING ROOM AND WIDER COMMUNAL GARDENS.

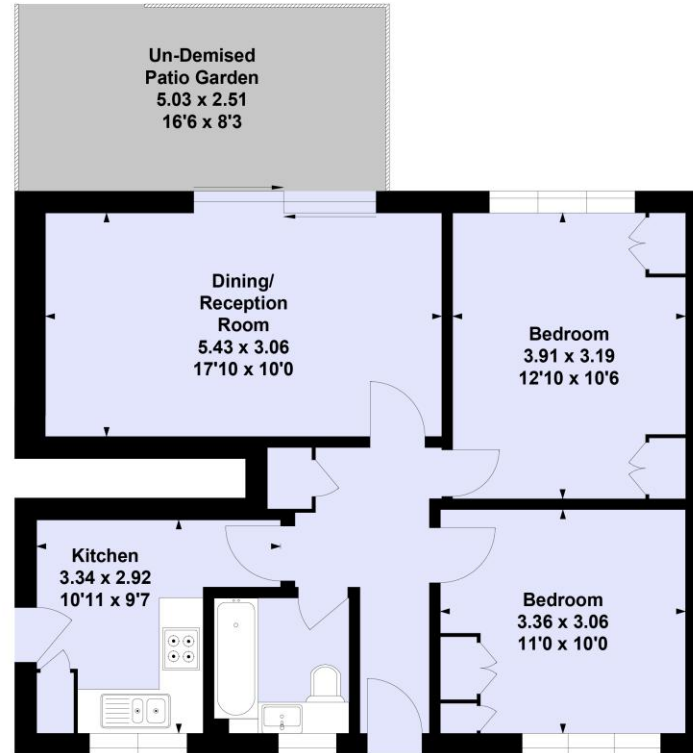






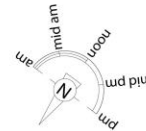
# Mayford Close, SW12

Approximate Floor Area = 59.32 sq m / 639 sq ft



## Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & 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.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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