



MAYFORD ROAD, LONDON, SW12

Carter Jonas

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A spacious, c. 1,279 sq. ft, three-bedroom apartment, on one of Balham's most exclusive roads, close to Wandsworth Common, retaining character and grand period features, whilst embracing modern living. Share of Freehold and chain free.

With well-balanced living and entertaining space and arranged over the upper floors of a substantial and well-presented Victorian property, this apartment ticks all the boxes, having undergone a recent refurbishment by the current owner, including new bath and shower rooms and new carpet throughout.

The accommodation includes a spacious dual aspect kitchen/dining/living room, with a fireplace and plenty of space for living and entertaining. The well-appointed kitchen has integrated appliances and ample storage and work surfaces.

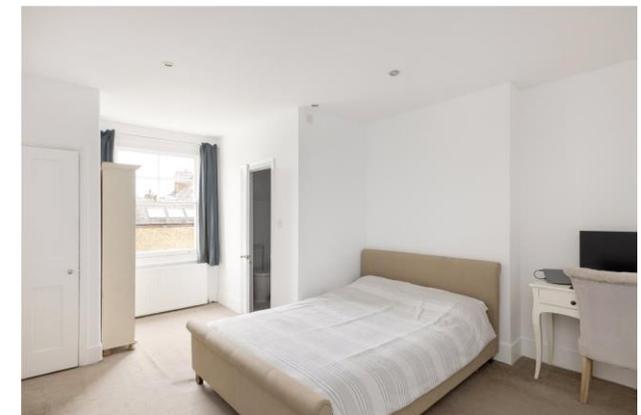
The principal bedroom suite enjoys neutral tones and an en suite bathroom, featuring stylish black fixtures and a walk-in shower. An imposing galleried staircase leads to two further double bedrooms, one on the half landing, and the other on the top floor with an adjacent bathroom. The contemporary bathroom combines a freestanding bathtub and a walk-in shower. There is plenty of eaves storage on this floor.

Mayford Road is situated close to the shops and amenities of Bellevue Road and Balham as well as the popular shops, wine bars and restaurants on Northcote Road. Balham benefits from a Waitrose and large Sainsbury's, as well as many bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group. Wandsworth Common is at the end of the road and transport links are excellent, with the Underground (Northern Line) from Balham, and overland trains to Victoria from nearby Wandsworth Common.

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND E





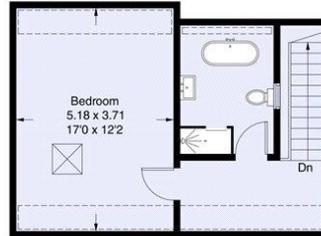
Classification L2 - Business Data



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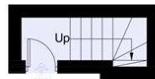
Approximate Gross Internal Area = 118.8 sq m / 1279 sq ft
(Including Reduced Headroom = 7.3 sq m / 78 sq ft)



Third Floor
35.8 sq m / 385 sq ft

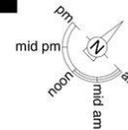


☐ = Reduced head height below 1.5m



First Floor
3.2 sq m / 34 sq ft

Second Floor
79.8 sq m / 859 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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