



Dinsmore Road, SW12

£700,000 *Leasehold*



A beautifully refurbished two-bedroom ground floor flat with a private courtyard and sunny rear garden, ideally situated on the sought-after Dinsmore Road, perfectly positioned between Balham and Clapham South.

KEY FEATURES

- Beautifully refurbished throughout
- Two double bedrooms
- New kitchen & flooring throughout
- New boiler
- Excellent fitted storage
- Private courtyard
- Sunny private garden & decked seating area



Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

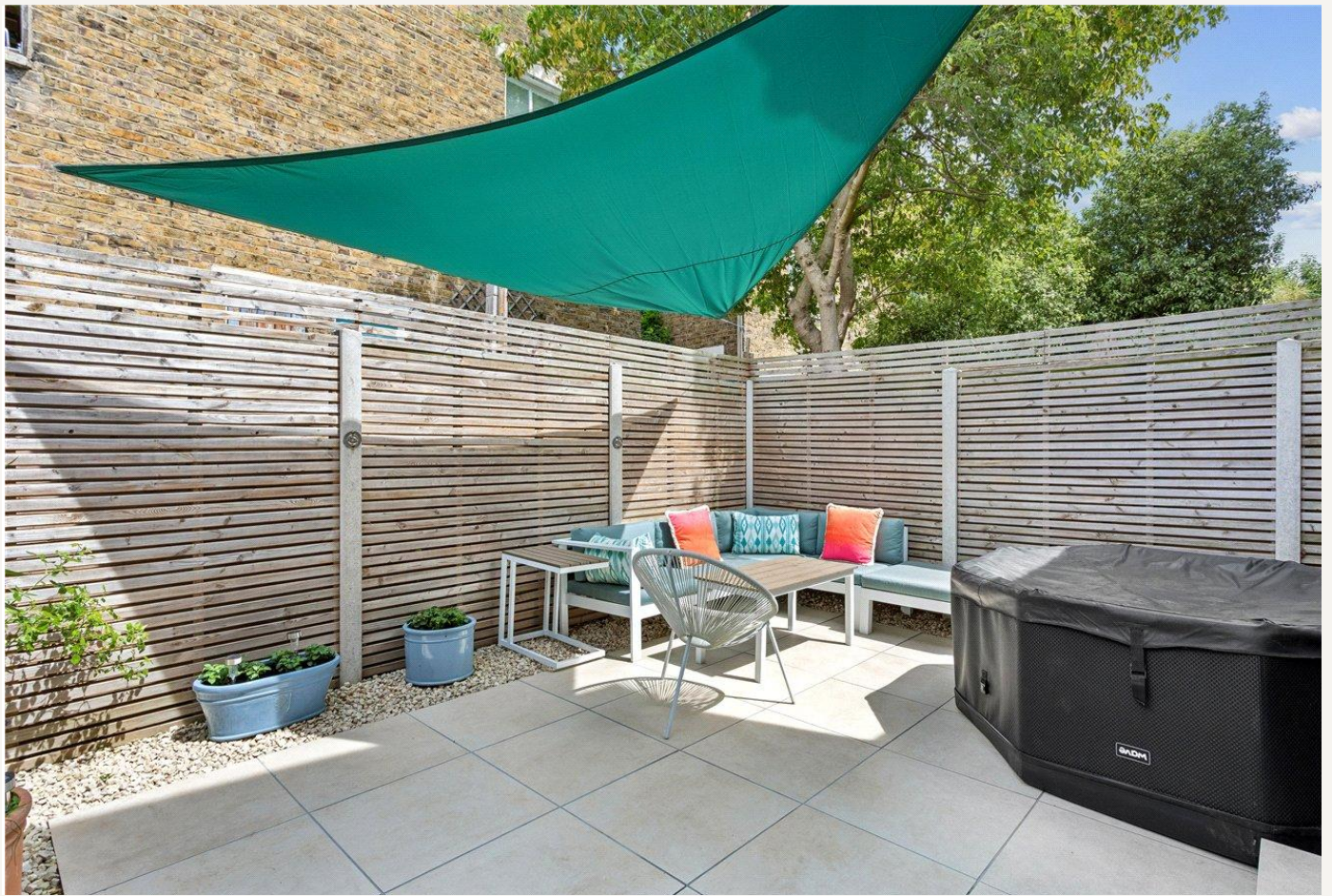
for every step...



Lovingly updated by the current owner, the property has been extensively improved in recent years and is presented in excellent condition throughout. A bright reception room leads through to a contemporary kitchen, newly fitted in 2023 with modern cabinetry and integrated appliances, while new flooring throughout and fresh decoration create a stylish, move-in-ready home. The property also benefits from two well-proportioned bedrooms, a modern family bathroom and excellent fitted storage.

To the rear, the reception room has been fully refurbished and flows into a private generous garden that enjoys sunshine throughout the day, making it an ideal space for relaxing or entertaining. A newly installed decked seating area further enhances this fantastic outdoor space. The property further benefits from a lovely courtyard through the second bedroom.



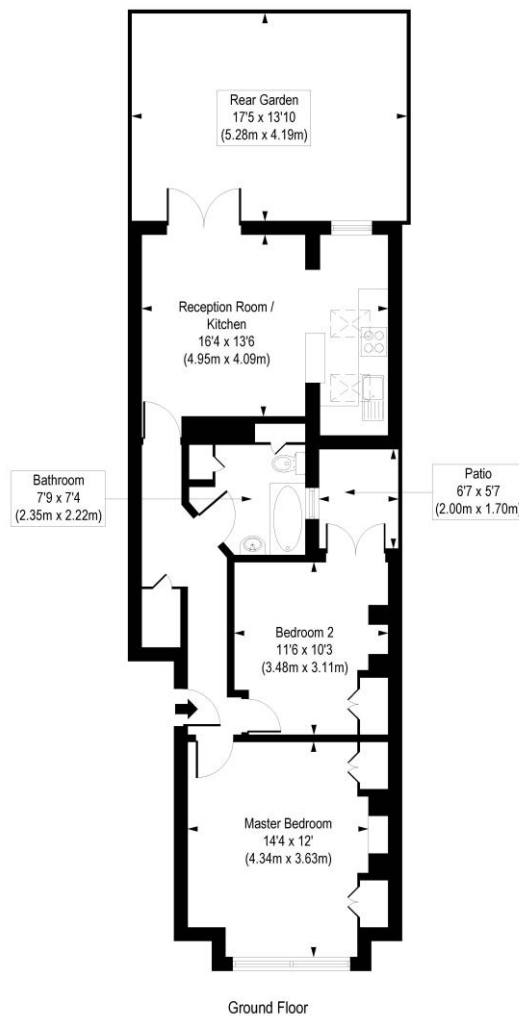
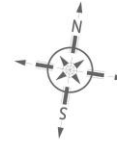


Additional improvements include a new boiler installed in 2024, recently redecorated communal entrance, and a recently extended lease. The property is held on a lease with Wandsworth Council as the freeholder, offering buyers added peace of mind, while the quiet residential street is known for its friendly neighbours and welcoming community.

Dinsmore Road is ideally located within a short walk of both Clapham South Underground (Zone 2) and Balham Underground and National Rail stations, providing excellent transport links into Central London. Residents are perfectly placed to enjoy the area's outstanding selection of cafés, restaurants, pubs and independent shops, with Abbeville Village, Tooting Bec Common and several supermarkets all within easy reach.

Dinsmore Road, SW12

Approx. Gross Internal Floor Area 664 sq. ft / 61.68 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

MATERIAL INFO

Tenure: Leasehold

Term: 168 years and 5 months

Service Charge: £200-300 per annum

Ground Rent: Peppercorn

Council Tax Band: C

EPC rating: To be confirmed

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.