



Ashdown Way, SW17

£425,000 *Leasehold*



A gorgeous chain free two-bedroom, ground floor apartment situated on a quiet residential development yet being within striking distance of Balham train station.

KEY FEATURES

- Two-Bedroom Ground Floor Apartment
- Chain Free
- Private Entrance
- Open-Plan Kitchen/Living Room
- Spacious Double Bedroom
- Flexible Second Bedroom/Home Office
- Off-Street Parking



Tooting

020 8767 5221 | tooting@winkworth.co.uk

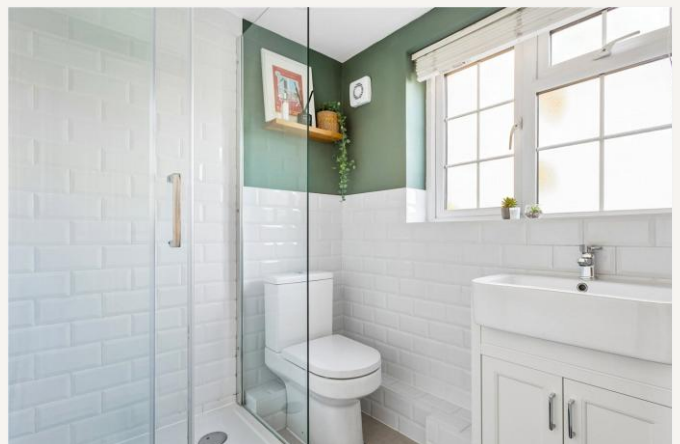
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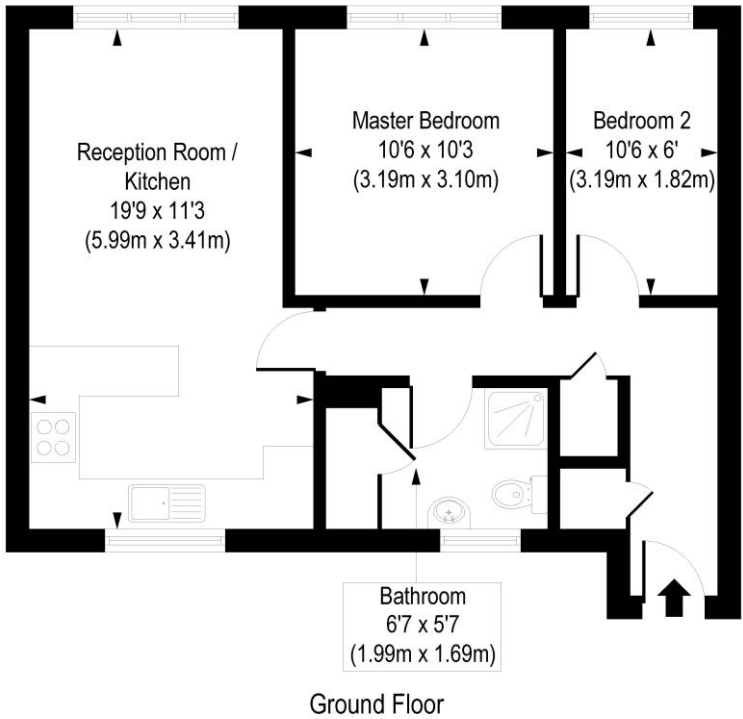
This modern apartment is one of the few properties in the development benefiting from its own private entrance. It is arranged over 542sqft and has an open-plan kitchen/living room, a large double bedroom, a spacious bathroom, and a further bedroom which is currently being used as an office and set up with a day bed. The flat also comes with off-street parking and further benefits from excellent storage throughout with three large storage cupboards available.

Ashdown Way is conveniently located for commuters being close to Balham train station offering overground and underground services. Balham High Road is a short walk away offering all local and national amenities and a selection of bars/restaurants. Tooting Bec common is a short 10-minute walk away.





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Approx. Gross Internal Floor Area 542 sq. ft / 50.32 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	70 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 145 years and 10 months
Service Charge: £1,390 per annum
Council Tax Band: D
EPC rating: D

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.

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