



Moira Court, SW17

£430,000 *Leasehold*



This well-presented two-bedroom flat, set within a 1930s Art Deco-style building, features a bright and spacious reception room with double-glazed windows and wood laminate flooring. Both double bedrooms offer ample space, also benefiting from double glazing and laminate floors throughout. The bathroom is part tiled and has a modern suite and fixtures.

KEY FEATURES

- Chain Free
- First Floor Flat
- Leasehold
- 2 Bedrooms
- Period Conversion
- Balcony



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The fully equipped kitchen includes a range of wall and base units and provides direct access to a private balcony—perfect for relaxing or entertaining.

Moira Court is a 1930s Art Deco-style development situated on Balham High Road in SW17. Set back from the main road, it offers a quieter residential feel while still being close to the buzz of local shops, cafés, and restaurants. The area blends a strong community vibe with urban convenience, with green spaces like Tooting Bec Common nearby for outdoor leisure. Excellent transport links via Tooting Bec (0.2miles) and Balham (0.5miles) stations make it a popular spot for professionals and families alike.

Wandsworth Council Tax Band: D





MATERIAL INFO

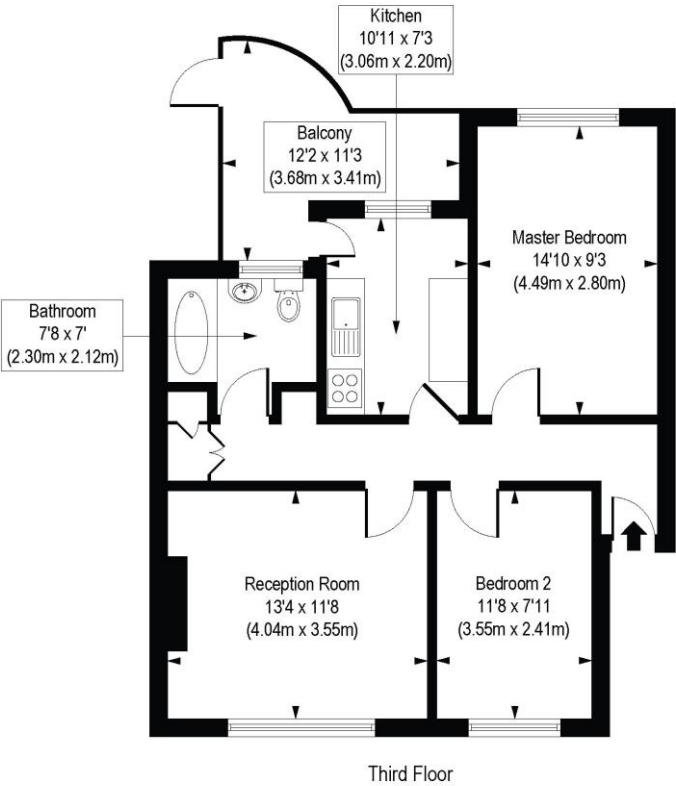
Tenure: Leasehold

Term: 105 year and 2 months

Service Charge: £1416.40 per annum

Council Tax Band:

EPC rating: C



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 | | 81 B |
| 55-68 | D | 69 C | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.