



## 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

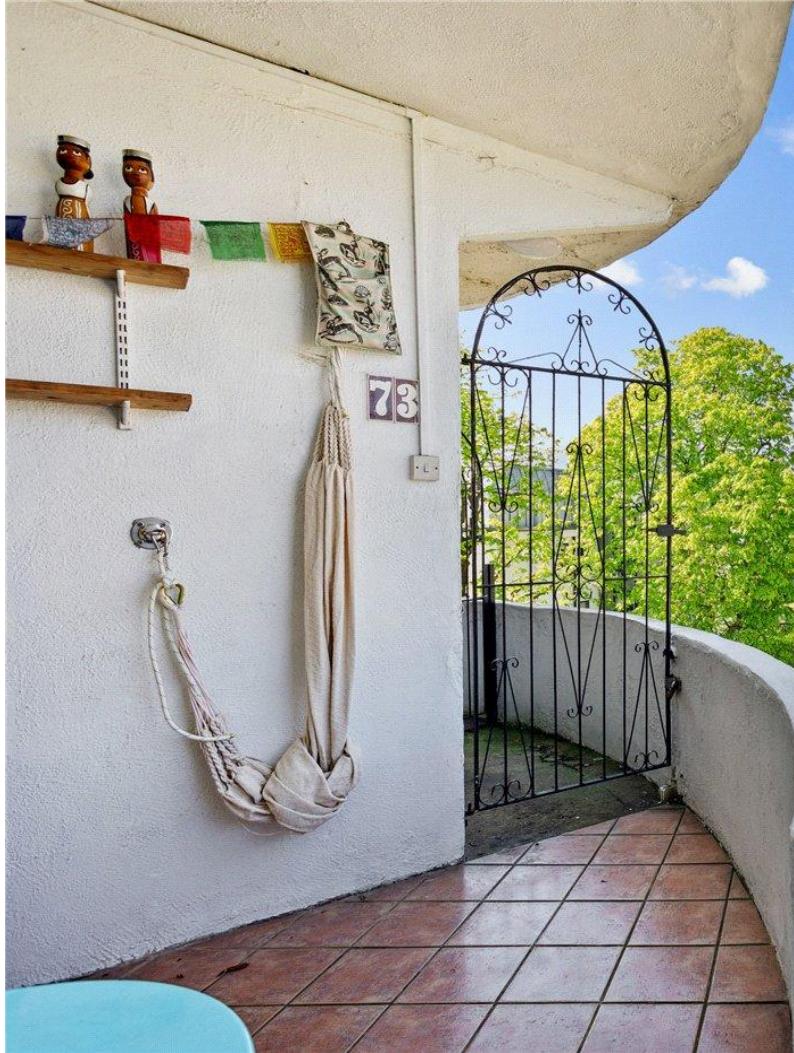


Tooting

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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

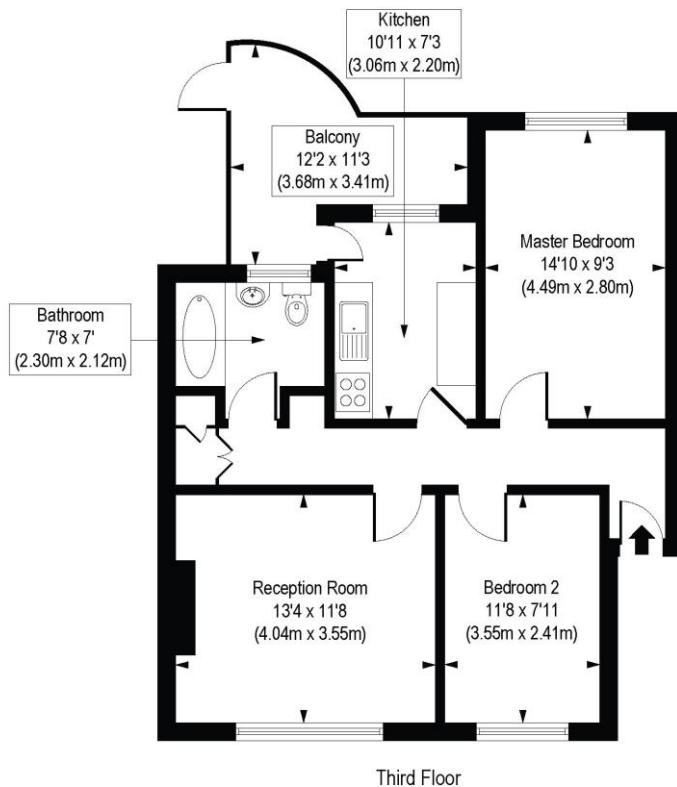
**Service Charge:** £1416.40 per annum

**Council Tax Band:**

**EPC rating:** C

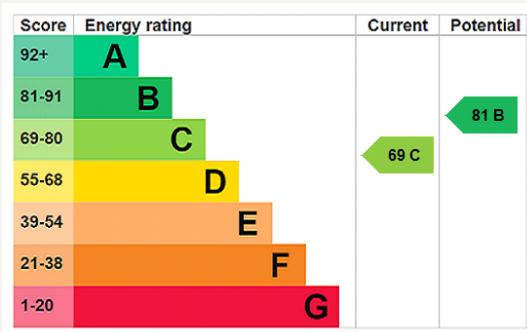
## Moira Court, SW17

Approx. Gross Internal Floor Area 625 sq. ft / 58.11 sq. m



Third Floor

COMPLIANT WITH ENBS CODE OF PRACTICE. Floor plan is for indicative purposes only and not to scale. Every attempt has been made to ensure the accuracy of the floor plan 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.



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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