



Childebert Road, SW17

£350,000 *Leasehold*



A superbly located one bedroom ground floor apartment situated within this popular development on Childebert Road in Balham.

KEY FEATURES

- One Double Bedroom Ground Floor Apartment
- 528 Sq. Ft
- Popular Childebert Road Development
- Spacious Reception Room
- Separate Fitted Kitchen
- Generous Double Bedroom
- Parking Space



Tooting

020 8767 5221 | tooting@winkworth.co.uk

Winkworth

for every step...



Offering approximately 528 sq. ft. of accommodation, the property provides bright and spacious living with well-balanced room proportions throughout. The accommodation comprises a generous reception room, a separate fitted kitchen, a sizeable double bedroom and a family bathroom. The property offers excellent potential for a buyer looking to add their own style and create a contemporary home in a sought-after Balham location.

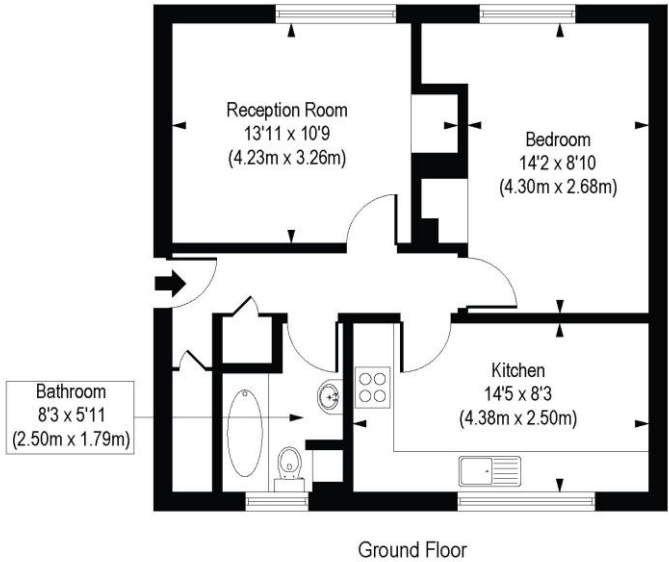
Childebert Road is well positioned for the excellent range of shops, cafés and restaurants found locally, within Balham. The amenities and shops of Balham are also close by, with Balham overground station and Tooting Bec Underground Stations also within easy reach, providing convenient Northern Line connections into central London.





MATERIAL INFO

Tenure: Leasehold
Term: 89 years and 9 months
Service Charge: £1,789 per annum
Ground Rent: Peppercorn
Council Tax Band: B
EPC rating: D



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	63 D	67 D
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.