



AIREDALE ROAD, LONDON, SW12

Carter Jonas

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This is a simply gorgeous two double-bedroom apartment occupying the first floor of a Victorian period building in Balham's Nightingale Triangle, close to Wandsworth Common, Northcote Road and Balham, retaining character and period features, whilst embracing modern living. Share of Freehold and chain free.

With balanced living and entertaining space and arranged over the first floor of a substantial and well-presented Victorian property, this apartment ticks all the boxes. The reception room overlooks the garden and has an original fireplace, with a built-in alcove cupboard and shelves, offering plenty of space for living and entertaining. The bright well-appointed kitchen has integrated appliances and ample storage and work surfaces. The principal bedroom benefits from a large bay window and built-in wardrobe space. The second double bedroom also has built-in wardrobes and overlooks the garden. A stylish bathroom completes the space. Two well-presented double bedrooms, one with views over the garden at the rear of the property, and the principal bedroom benefiting from a large bay window, built in wardrobe space.

This property is situated on Airedale Road, a residential street in Balham's popular Nightingale Triangle, offering easy access to the green open spaces of Wandsworth Common and Balham's Northern Line and overground station. Balham benefits from a Waitrose, a large Sainsbury's, as well as Hildreth Street Market and numerous bars and restaurants, including the newly opened members club, Little House Balham, part of the Soho House group. Wandsworth and Clapham Commons, as well as Northcote Road are within close striking distance.

N.B. Please note we have employed CGI on some images of the décor in the bedrooms.

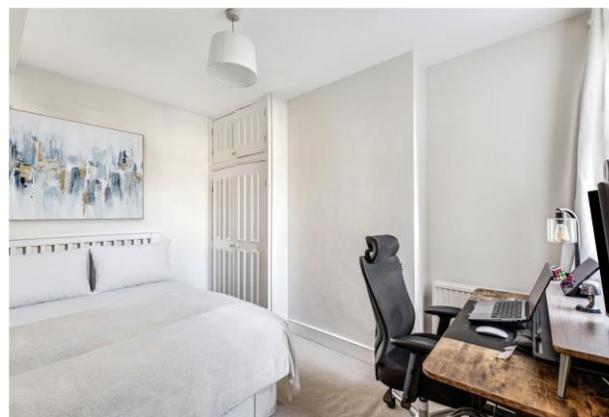
AMENITIES

- Two double bedrooms
- Reception room
- First floor
- Period features
- Balham's Nightingale Triangle
- Share of freehold
- Close to Balham
- Close to Wandsworth Common
- Current lease length: 69 years
- Service charge: £50 per month for insurance and routine external work; Flat B pays 33% of any non-routine works

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

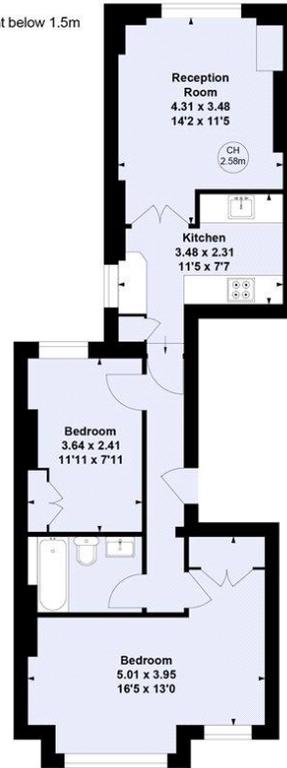




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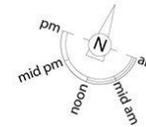
Approximate Floor Area = 56.13 sq m / 604 sq ft

 = Reduced head height below 1.5m



First Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-95)	B		
(81-90)	C		
(65-80)	D		
(55-64)	E		
(39-54)	F		
(1-28)	G		
Not energy efficient - higher running costs			
		72	77
England, Scotland & Wales		EU Directive 2002/91/EC	

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