



YUKON ROAD, LONDON, SW12

Carter Jonas

YUKON ROAD, LONDON, SW12

An immaculately presented garden maisonette extending to approximately 771 sq. ft, occupying the ground floor of an attractive period property. The flat benefits from its own front door and offers bright and spacious accommodation throughout, including a well-appointed kitchen, separate reception room and two bedrooms. There is a delightful south-facing private garden at the rear.

Yukon Road is a quiet and highly regarded residential street. There are excellent transport links nearby, with both Balham (Northern Line and National Rail) and Clapham South underground (Northern Line) providing swift access into Central London and beyond. The open green spaces of Clapham Common are also within easy reach, as well as many excellent cafes, restaurants and shops nearby.

Key Features:

- Two-bedrooms
- Immaculately presented
- Private front door
- South-facing garden
- Quiet residential road
- Excellent transport links
- Convenient for Balham and Clapham South
- Ground Rent: Peppercorn
- Service Charge: £469 pa

TENURE Leasehold with approximately 176 years remaining *

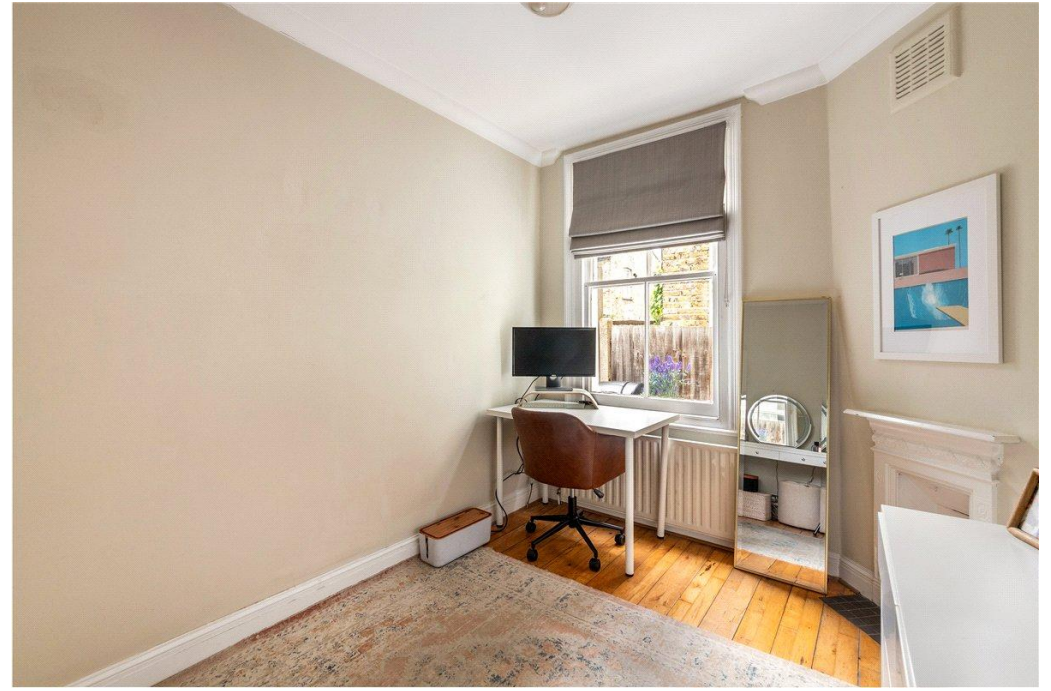
LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND D

*Please note that the current lease has approximately 86 years remaining and there is a view to extend the lease as part of the sale.

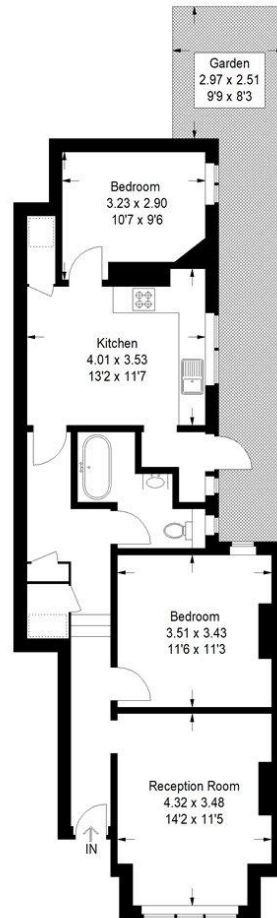
A CHARMING VICTORIAN TWO-BEDROOM MAISONETTE WITH A PRIVATE SOUTH-FACING GARDEN, SITUATED ON A SOUGHT-AFTER RESIDENTIAL ROAD IN THE HEART OF CLAPHAM SOUTH AND BALHAM.





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Approximate Gross Internal Area
71.6 sq m / 771 sq ft



Ground Floor

 = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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. (ID1341781)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	87 D	
39-54	E		
21-38	F		
1-20	G		

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