



WEXFORD ROAD, LONDON, SW12

Carter Jonas

WEXFORD ROAD, LONDON, SW12

An attractive two double-bedroom apartment extending to approximately 887 sq. ft, retaining a wealth of elegant period features, boasting impressive ceiling heights throughout and enjoying wonderful views over Wandsworth Common. A generous reception room and separate study/dining room provide excellent entertaining and work-from-home space, complemented by a stylish kitchen, two well-proportioned bedrooms and a contemporary bathroom.

Wexford Road is ideally situated a stone's throw away from the green open spaces of Wandsworth Common, and close to the shops and amenities of Bellevue Road and Balham. The popular bars, restaurants and boutiques of Northcote Road are also nearby. Transport links are excellent, with the Underground (Northern Line) from Balham, and Wandsworth Common train station (direct services to London Victoria) both within easy reach.

AMENITIES

- Two double bedrooms
- Separate study/dining room
- Beautiful scenic views over Wandsworth Common
- Excellent transport links close by (including Wandsworth Common Mainline Station and Balham Northern Line and Mainline station)
- Approximately 887 sq. ft
- No formal service charge (a contribution of £500 per annum is made to a sinking fund)

TENURE Share of Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

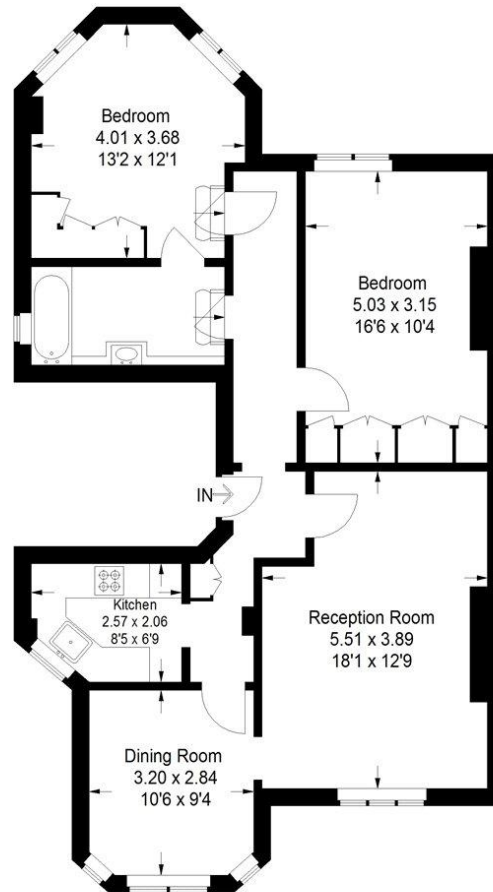
IMMACULATELY PRESENTED SHARE OF FREEHOLD FIRST FLOOR APARTMENT EXTENDING TO APPROXIMATELY 887 SQ FT, LOOKING ON TO WANDSWORTH COMMON





Wexford Road, SW12

Approximate Gross Internal Area
82.4 sq m / 887 sq ft



First Floor

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. (ID1339205)

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

Energy rating scale showing Current and Potential ratings. The Current rating is 70 C and the Potential rating is 78 C.

Wandsworth Sales 020 8767 7711

wandsworthresales@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.