



A beautifully presented two bedroom garden flat, close to Clapham South Underground Station and Clapham Common.

Yukon Road, London, SW12
£695,000 Leasehold (148 years remaining)





**A beautifully presented two double bedrooms
maisonette**
Large bathroom with bath and shower
Private 40 ft. garden
**Spacious and bright reception room boasting
ample entertaining space**
Own front door
**Close to Clapham South Underground and the
Common**

Local Information

Yukon Road is a popular residential road running off Balham Hill, ideally placed to benefit from the many shops and restaurants on both Abbeville Road and the larger supermarkets in Balham.

The green open spaces of Clapham Common are also nearby.

Clapham South underground station (Northern Line) is a short walk away providing excellent transport links to both the City and West End.

Balham Mainline Station provides services to Victoria and London Bridge via Clapham Junction.

There are also an excellent selection of schools in the area

Tenure: Leasehold (148 years remaining)

Local Authority: Wandsworth

Energy Performance: EPC Rating = D

Viewing: Strictly by arrangement with Savills.



About this property

This charming two bedroom garden flat has been finished to a great standard throughout.

The traditional reception room at the front of the property retains the feature fireplace and has a spacious square bay window. The primary bedroom is lovely and bright with typically high ceilings and next to this you will find the elegant bathroom complete with roll top bath and a separate shower.

The kitchen is located towards the rear of the property and has been perfectly designed for entertaining with space to dine along with large double doors leading out to the private garden.

There is a full range cooker and attractive fitted units along with tiled wood-effect flooring for a contemporary look. The second bedroom is to the rear and overlooks the smartly paved garden.

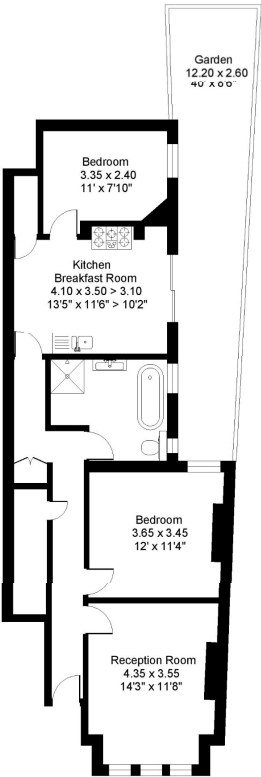
At just shy of 800 Sq.ft. and benefiting from its own front door, this purpose built maisonette is a popular choice for first time buyers and couples alike.



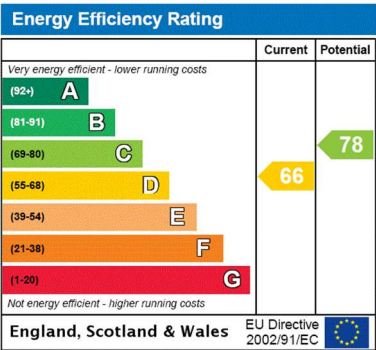


Yukon Road, London, SW12
Gross Internal Area 797 sq ft, 74 m²

Yukon Road, SW12
Gross internal area (approx.):
74.0 sq.m. (797 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Ground floor
797 Sq. ft.



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