



An immaculate two bedroom flat with a private garden and ample entertaining space.

Chestnut Grove, London, SW12

Share of Freehold





- Chain free sale
- Beautifully presented two bedroom garden flat
- Two spacious bedrooms with ample built-in storage
- Light and spacious open-plan kitchen and reception room
- A private garden ideal for al fresco dining
- Ideally situated close to the green spaces of Wandsworth, Clapham and Tooting Commons
- Excellent transport from Balham station

### Local Information

Chestnut Grove is ideally situated close to the green spaces of Wandsworth, Clapham and Tooting Commons and the amenities of the Northcote Road and Balham High Road.

There is excellent transport with Balham station providing both overground routes into London Victoria plus underground routes (Northern Line) into the City and West End.

The area is renowned for its top schools, state and private, including Holy Ghost primary school, Hornsby House, Broomwood Hall, and Thomas' Clapham.

**Tenure:** Share of Freehold

**Local Authority:** Wandsworth

**Energy Performance:** EPC Rating = C

**Viewing:** Strictly by arrangement with Savills.







## About this property

A bright and beautiful two bedroom flat situated on the ground floor.

This impressive flat boasts two spacious bedrooms, open-plan kitchen and reception room and a private south west facing garden.

The double bedrooms are located to the front of the property, the principal bedroom has floor to ceiling built-in wardrobes and charming shuttered windows. The second double bedroom leads on to a small courtyard and sits next to the family bathroom stylishly fitted with a large vanity unit and a spacious walk-in shower.

The open-plan kitchen and reception room are to the rear of the house having been fully extended and boasting

modern concrete floors. Benefiting from underfloor heating throughout, a wide range of units and integrated appliances and a central island. This space offers ample room to relax and dine and a pair of French doors extend the room further into the paved garden, which is ideal for entertaining.

The flat further benefits from a private cellar.



# Chestnut Grove, SW11

Gross internal area (approx.):

89.8 sq.m. (967 sq.ft.)

For identification purposes only. Not to scale.

Floorplanners ©



onTheMarket.com



savills

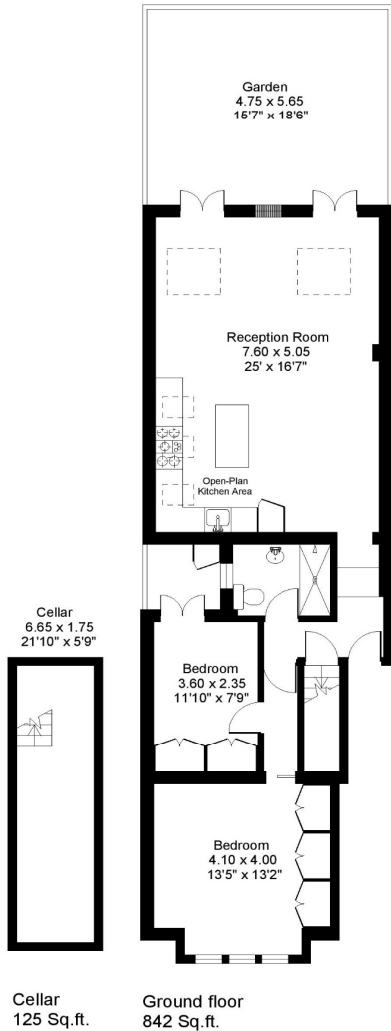
savills.co.uk

Marie Greenwood

Clapham

+44 (0) 20 8673 4111

marie.greenwood@savills.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210517AINI

