



Charming two bedroom garden flat located within the sought after Nightingale Triangle.

Mayford Road, London, SW12

£775,000 Leasehold



Ground floor of stunning period building • Positioned in the sought after Nightingale Triangle • Light and airy throughout • Private garden ideal for entertaining • Abundance of space including a cellar

Local Information

Mayford Road is located within the Nightingale Triangle a predominantly residential area to the south of Nightingale Lane.

Local Transport is at Clapham South and Balham stations for underground services into City/West End and from Wandsworth Common and Balham for mainline transport into Clapham Junction, Waterloo and Victoria.

There is a wide range of local shops, bars and restaurants.

About this property

Set back from the road is this wonderful two bedroom flat providing light and airy living space throughout and a secluded garden to the rear.

To the front of the property sits the stunning reception which is bathed in natural light from the windows and boasts alcove cupboards with shelves above and a decorative fireplace. Behind this is the second bedroom, which benefits from a built-in cupboard, a decorative fireplace, and direct access to the garden via French doors.

Located in the centre of the property is the kitchen with plenty of natural light, integrated appliances and white work surfaces and cupboards.

Adjacent to the kitchen is the modern bathroom complete with a built-in bath and overhead shower.

The hallway then leads into the principal bedroom, showcasing stunning French doors and large windows providing access to the garden and storage units along one wall.

Outside is the large garden with a patio and grassed over section making it an ideal space for entertaining and al fresco dining.

Tenure

Leasehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.





Mayford Road, London, SW12
Gross Internal Area 803 sq ft, 74.6 m²

Adam Camplin
Clapham
+44 (0) 20 8673 4111
adam.camplin@savills.com

onTheMarket.com | savills | savills.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	48	65
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	48	65
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. 20220204ANTS

