



A bright and spacious two bedroom flat in a desirable location close to the local amenities in Balham.

**Sistova Road, London, SW12**

£550,000 Share of Freehold





Open plan kitchen/reception room • Two bedrooms • One bathroom

#### Local Information

Sistova Road runs off Cavendish Road and is situated close to the fantastic local amenities in Balham. The recreational facilities of Tooting Bec Common are also nearby being approximately 0.3 miles away.

Balham station is the nearest for underground and mainline transport being approximately 0.2 miles and offers Northern Line services into the City/West End and overground into Clapham Junction, Victoria and Waterloo.

#### About this property

A two bedroom upper floor maisonette in a fantastic location for the local amenities in Balham and wide open space of Tooting Common.

The property boasts an open plan kitchen/reception room. The bright kitchen is fitted with built in units with wooden work surfaces, integrated Indesit appliances, a breakfast bar and opens onto the reception room, perfect for relaxing and entertaining.

The principal bedroom is situated to the rear of the property and boasts built in wardrobes. Adjacent is the bathroom fitted with both a bath and shower. The property is completed by the final bedroom which is currently being used as a study.

#### Tenure

Share of Freehold

#### Local Authority

Wandsworth

#### Energy Performance

EPC Rating = C

#### Viewing

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

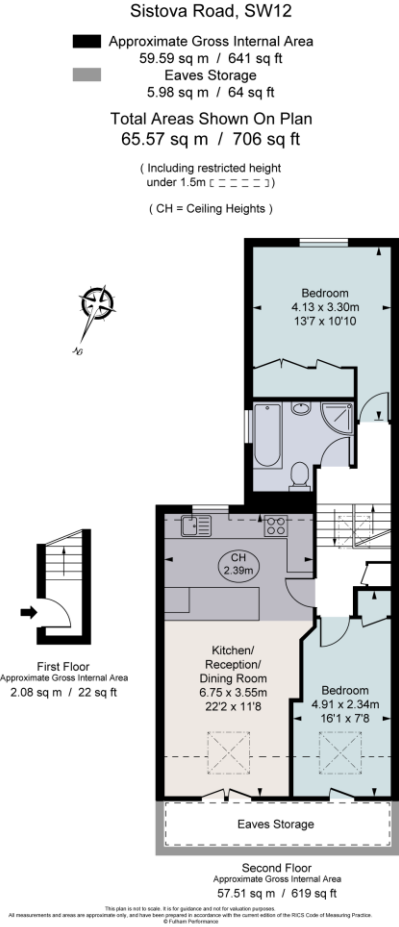






Sistova Road, London, SW12  
Gross Internal Area 709 sq ft, 65.9 m²

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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. 20220412AXMC

