

DENNING MEWS, SW12
GUIDE PRICE £675,000



WILFORDS
LONDON

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DENNING MEWS, SW12

GUIDE PRICE £675,000

610 SQ FT / 56.6 SQ M | 2 BEDROOMS | LEASEHOLD |
THE BOROUGH OF WANDSWORTH

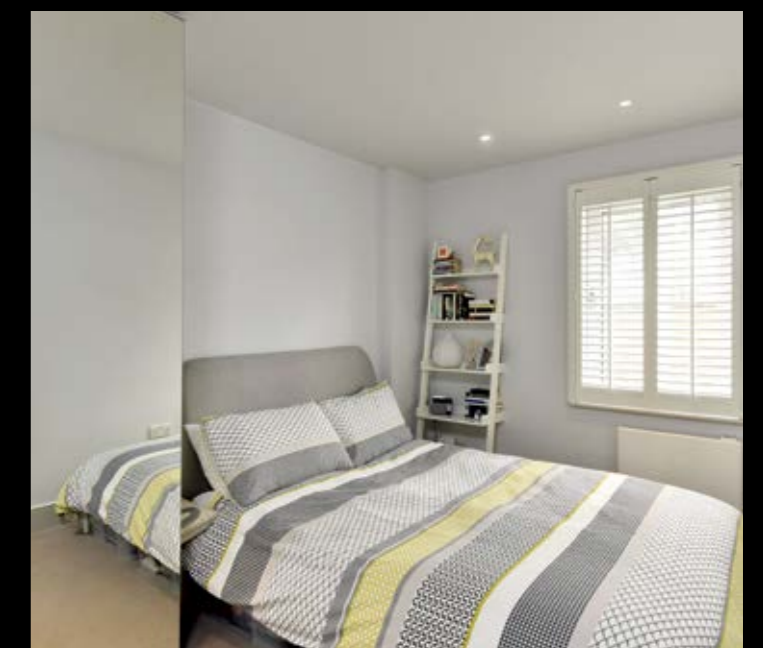
A fantastic two bedroom garden flat situated in this secure gated mews development. This superb property was built approximately 8 years ago using good quality materials and fittings, with all the benefits that one would expect from a high quality new build apartment. The flat has excellent sound insulation from neighbouring properties. The energy efficiency is much better than its period counter parts and the layout has been designed with modern living in mind.

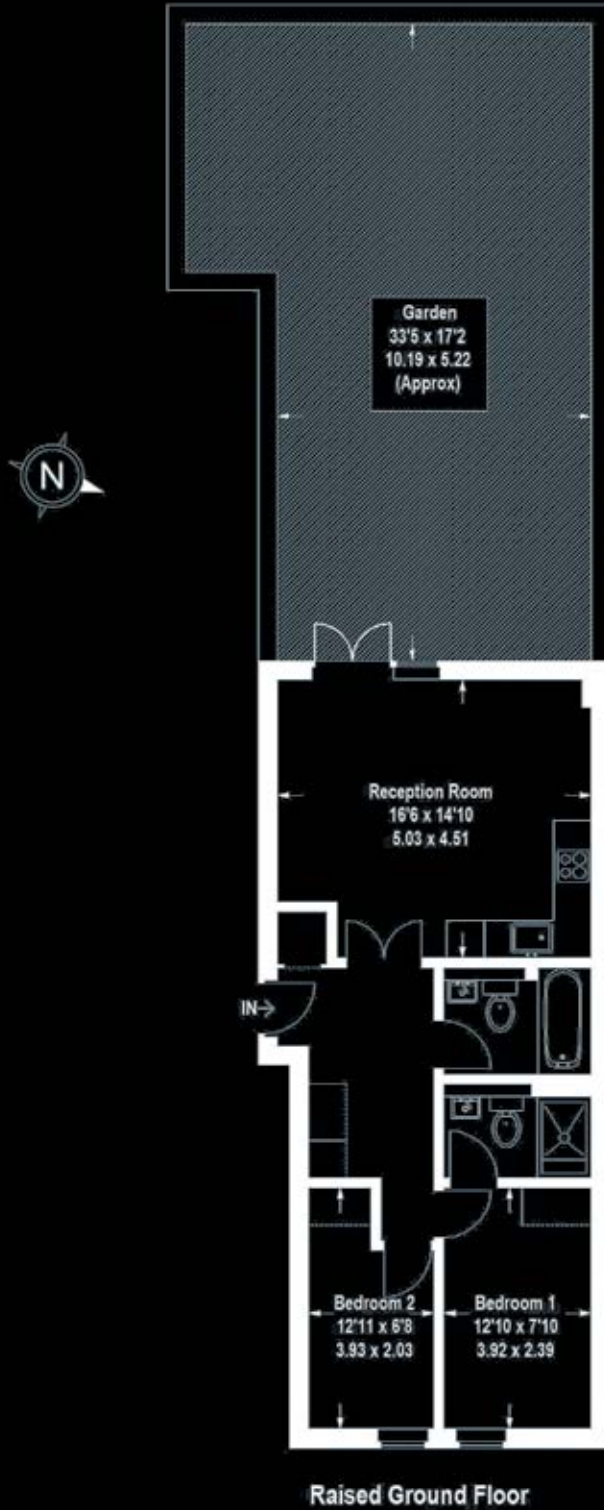
The master bedrooms boasts built in storage and an ensuite shower room. The second bedroom is smaller but can accommodate a double bed and also benefits from builtin storage. There is attractive bathroom and a well-proportioned open plan kitchen reception room. The kitchen itself has a range of integrated appliances and black granite work surfaces. The reception room has direct access to an excellent west facing garden measuring in excess of 32 feet in length.

Another huge draw to the property is its allocated under ground parkings pace which is included in the sale price.

Denning Mews runs north off Temperley Road in the popular residential area known locally as the Nightingale Triangle. Transport can be found at Clapham south or Balham tube under ground stations. Wandsworth Common and Balham Overland are also with easy walking distance. The amenities of Northcote Road, Bellevue Road and Balham High Road are also close at hand.

- 2 bedrooms
- Kitchen reception room
- Bathroom
- Ensuite shower room
- West facing garden
- Allocated under ground car park space
- Secure gated mews development
- Ground rent £300 per annum
- Lease 125 years from March 2007
- Service charge £150 pcm (£1800 p.a.)





APPROX. GROSS INTERNAL FLOOR AREA 610 SQ FT / 56.6 SQ M

Floor plan for identification purposes only - not to scale

Misrepresentation Act 1967.

This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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