



DALEBURY ROAD, LONDON, SW17

Carter Jonas



# DALEBURY ROAD, LONDON, SW17

A superb one-bedroom Share of Freehold property, set within an imposing double fronted Victorian house, on a desirable tree lined road, close to Bellevue Road, Balham and the Northern Line at Tooting Bec. Chain Free.

The flat is bright and well-proportioned with a bright reception room overlooking the tree-lined road. The room benefits from large Victorian sash windows. Adjacent to the living room, a contemporary kitchen, offering plenty of preparation and storage space. The double bedroom and bathroom are located to the rear of the property. The property is offered with a Share of Freehold and no onward chain.

Dalebury Road is a quiet one-way tree lined road which is located off Trinity Road, just to the south of Wandsworth Common and Bellevue Road, with its excellent selection of shops, wine bars and restaurants. The transport facilities of Wandsworth Common mainline station (0.5 miles, with connections of 12 minutes to Victoria) and Tooting Bec underground (Northern line 0.4 miles) are both within walking distance.

\*NB Please note that these photos were taken in 2019. Some images of the reception room and bedroom have been CGled to enhance the appearance.

## AMENITIES

- Double Bedroom
- Reception Room
- Kitchen
- Bathroom
- First Floor Flat
- Period
- Share of Freehold

**TENURE** Share of Freehold

## LOCAL AUTHORITY

**EPC BAND** D

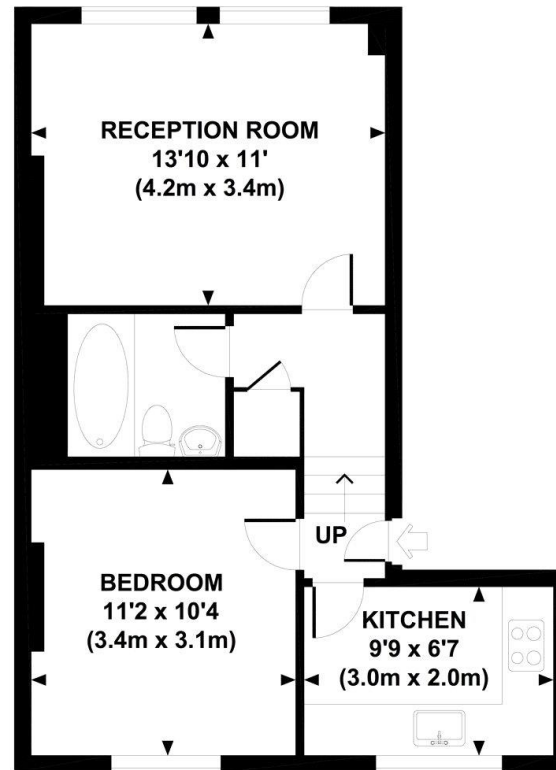






## DALEBURY ROAD, SW17

Approx. gross internal area  
437 Sq.Ft. / 40.6 Sq.M.



FIRST FLOOR



All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2013  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	69
(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		

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