



£400 pw
Veronica Road
London, SW17 8QL

PROPERTY SUMMARY

A welcoming split-level first floor Victorian conversion apartment. The property comprises two bedrooms, bathroom, kitchen, and reception room. The flat is arranged over part of the first floor of this substantial double fronted Victorian property.

The property is located on Veronica Road, a popular residential road in Balham's Heaver Estate Conservation area, close to the green open spaces of Tooting and Wandsworth Common. There is a good provision of cafes, shops, restaurants, and bars located on Balham High Road, close by.

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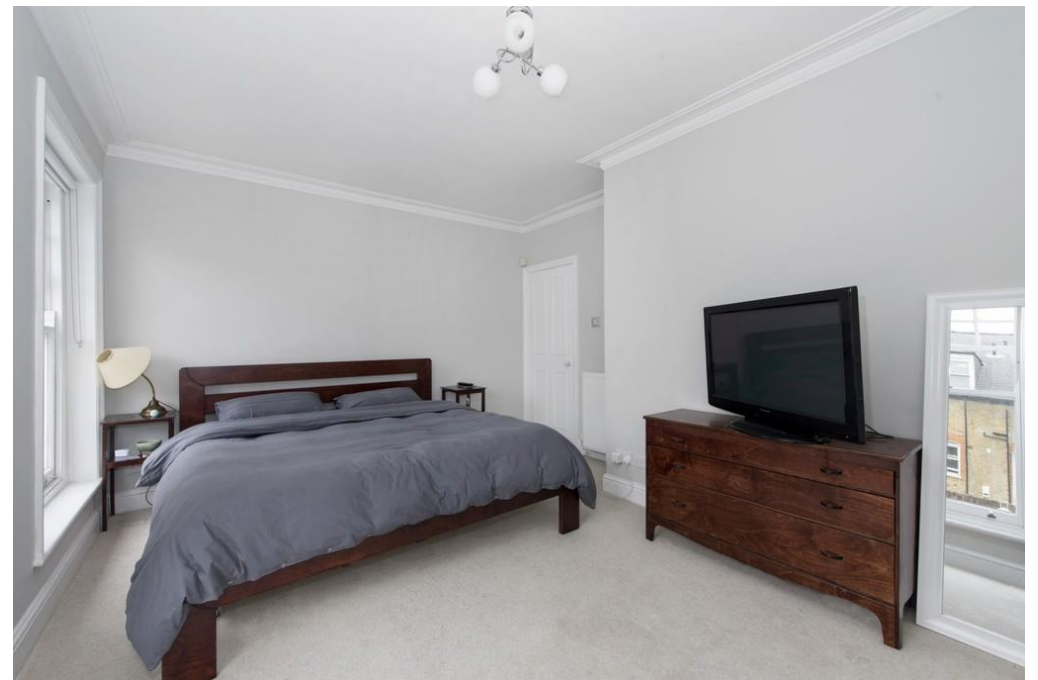


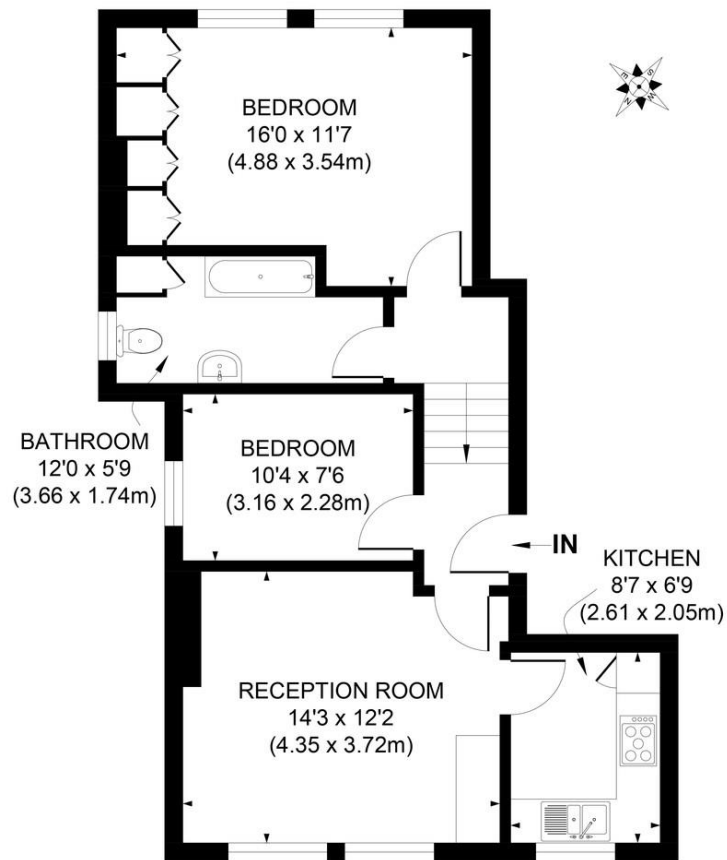
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APPROX. GROSS INTERNAL FLOOR AREA 624 SQ. FT / 57.94 SQ. M

Illustration for identification purpose only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
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LOCAL AUTHORITY
Wandsworth Borough Council

UNFURNISHED

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-64	D			55-64	D		
39-54	E			39-54	E		
21-38	F	62	68	21-38	F	62	69
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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