

L·D·B

SALES, LETTINGS
& MANAGEMENT



RAVENSLEA ROAD, LONDON

SITUATED INSIDE THE POPULAR NIGHTINGALE TRIANGLE, NEW TO THE MARKET IS THIS SPACIOUS, SPLIT-LEVEL TWO-BEDROOM FLAT JUST MOMENTS FROM BALHAM STATION.

WITH TWO LARGE DOUBLE BEDROOMS, A LARGE LIVING ROOM, BRIGHT EAT-IN KITCHEN WHICH LEADS ONTO A WELL-KEPT BACK GARDEN. THIS PROPERTY WOULD BE PERFECT FOR A PROFESSIONAL COUPLE OR TWO SHARERS WHO WANT TO LIVE WITHIN WALKING DISTANCE OF THE BEST OF SOUTH WEST LONDON, INCLUDING BOTH WANDSWORTH AND CLAPHAM COMMON AND ALL THE BARS AND PUBS DOTTED AROUND BALHAM.

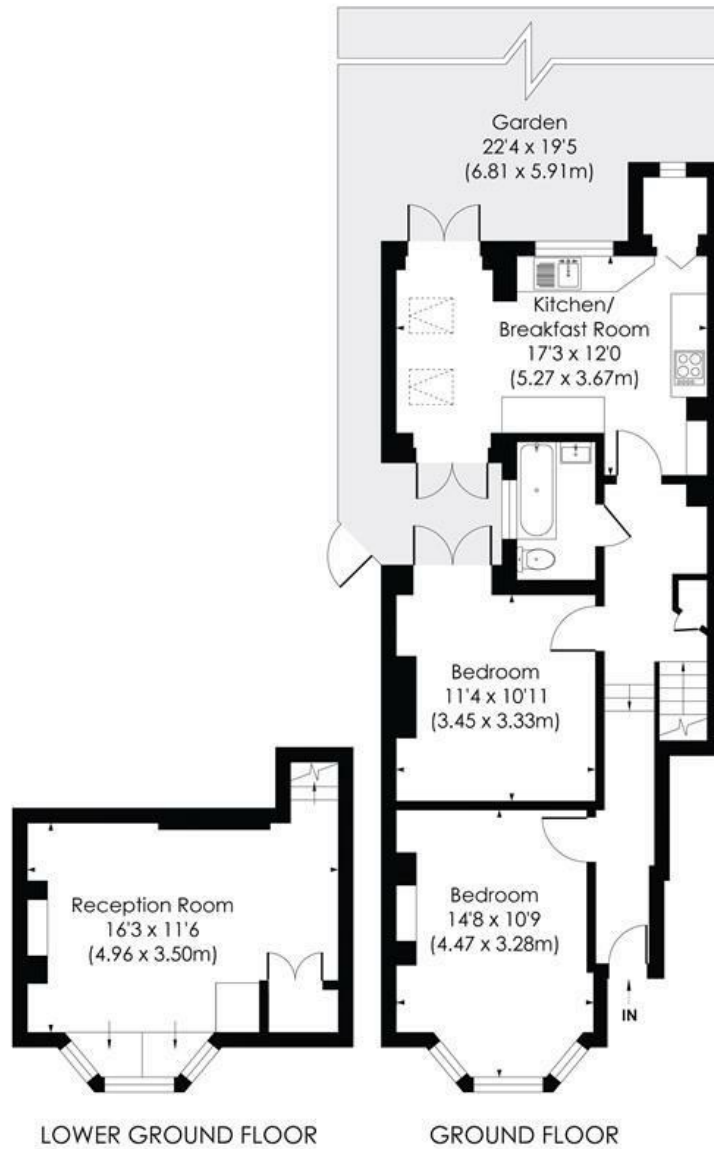
TO AVOID MISSING OUT, CALL LDB'S TEAM TO ARRANGE TO SEE THIS GREAT OPPORTUNITY.

- GARDEN FLAT
- WOOD FLOORING AND CARPETS
- CLOSE TO TRANSPORT LINKS
- UNFURNISHED

£2,700 PCM

RAVENSLEA ROAD, SW12

Approx. Gross Internal Floor Area
867 Sq. ft/80.51 Sq. m



LOWER GROUND FLOOR

GROUND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		62	74
England & Wales		EU Directive 2002/91/EC	