



**BALHAM PARK ROAD, LONDON, SW12**  
£1,200,000

**Carter Jonas**

# BALHAM PARK ROAD, LONDON, SW12

This mid-century, semi-detached house on Balham Park Road offers an outstanding location and fantastic 82 ft garden and the opportunity to further extend (SPP)

Set back from the road with a c. 19ft garden, the house benefits from good living and entertaining space and a 82ft garden. On the ground floor, the double-reception room has views from the front of the house through to the garden at the rear and offers an abundance of natural light. Original oak herringbone parquet floors run throughout these rooms and into the hallway. To the rear of the house, a bright kitchen/diner, with a central island housing the AGA, overlooks the large garden which is laid to lawn. A galley kitchen leads off the main space, with plenty of wall-mounted and base units. There is scope for extending/remodelling the existing kitchen/dining space, to create a larger open plan kitchen/family room, subject to the necessary permissions.

On the first floor there are two double bedrooms and a study/bedroom and a family bathroom and separate W.C. On the top floor is a bathroom and a further double bedroom with fantastic views over the London Skyline. There is eaves storage space and also storage space under the stairs. With so much opportunity and Wandsworth Common, Balham and Bellevue Road close by, this house is certain to be highly popular. Balham Park Road runs from the edge of Wandsworth Common to Balham High Road. Public transport is provided nearby at Balham Underground and Balham Mainline Station (0.4 mile) and Wandsworth Common Overground Station (0.2 mile).

## AMENITIES

- Double Reception Room
- Kitchen
- Dining Room
- Four Bedrooms
- Two Bathrooms
- 82 Ft Garden
- Potential to Further Extend (SPP)
- Close to Bellevue Road
- Close to Amenities Balham

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

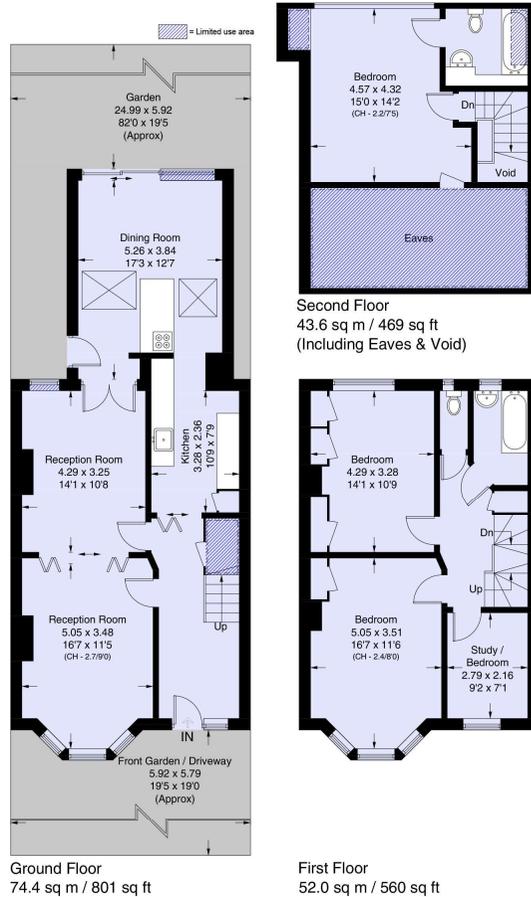
**EPC BAND** To be confirmed



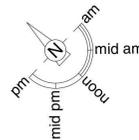


# Balham Park Road, SW12

Approximate Gross Internal Area = 170.0 sq m / 1830 sq ft  
(Including Void & Eaves)  
Including Limited Use Area (18.5 sq m / 199 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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