



BALHAM PARK ROAD, LONDON, SW12

Carter Jonas

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A spacious one-bedroom, ground-floor garden flat set in an impressive, double-fronted Victorian house which has direct access onto Wandsworth Common.

The property features a sitting room with grand proportions, a large bay window, very high ceilings and a feature fireplace creating focal point to the room. The bedroom also benefits from the same generous proportions and high ceilings and has French doors opening up onto a private decked patio. A well-equipped kitchen and shower room complete the property.

The private patio opens onto a huge communal garden, which backs directly onto Wandsworth Common. Additionally, the building has a large communal cellar for additional storage. The flat is offered chain free and with a Share Of Freehold.

The layout would also easily lend itself to be reconfigured to incorporate an open-plan kitchen/living room set within the exceptionally large sitting room to the front. And then create a much large bathroom with perhaps a utility room to the back. Subject to the usual permissions.

The property is located to the Wandsworth Common/Bellevue Village end of Balham Park Road, which is close to the independent shops and cafes of Bellevue Parade overlooking the common. Balham Centre, with its shops including a large Waitrose and Sainsburys, is also within easy reach. Wandsworth Common Station and Balham Station are both close by, offering over-ground links into Victoria and Gatwick, and the Northern Line Tube Station at Balham.

AMENITIES

- One Bedroom Ground Floor Garden Flat
- Spacious, circa 557 sqft
- Private Patio Garden
- Large Communal Garden
- Direct access onto Wandsworth Common
- Set within an Impressive Double-Fronted Victorian house
- Grand Proportioned Sitting Room with High Ceilings
- Close to Balham and Wandsworth Common
- Share of Freehold

TENURE Share of Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D





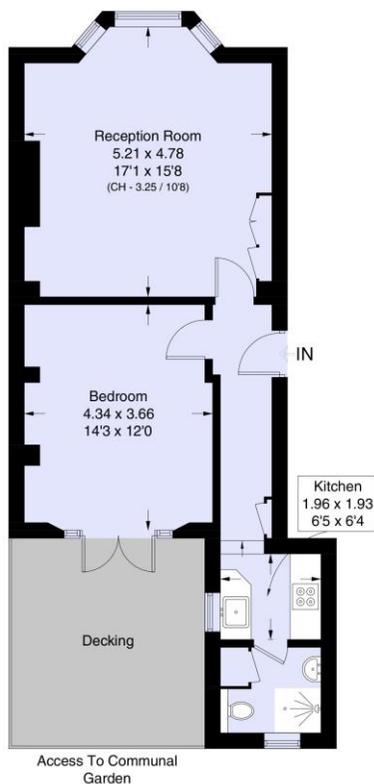
Balham Park Road, SW12

Approximate Gross Internal Area = 51.8 sq m / 557 sq ft

(Excluding Areas With Reduced Headroom)

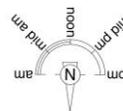
Reduced Headroom = 0.3 sq m / 3 sq ft

Total = 52.1 sq m / 560 sq ft



Ground Floor

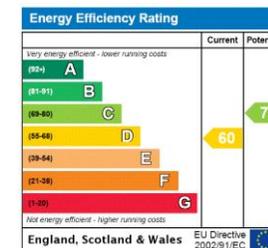
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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