



BALHAM PARK ROAD, BALHAM, SW12

Carter Jonas



# BALHAM PARK ROAD, BALHAM, SW12

A stunning bright 716 sqft two-bedroom two-bathroom first floor flat, nestled in a sought-after street in the heart of Balham, conveniently located close to Balham Centre and the green open spaces of Wandsworth Common. This splendid first-floor flat is excellently decorated throughout and occupies the entire first floor of what was a Victorian house, and is offered to the market as Share of Freehold and chain free.

Upon entering you are greeted by an impressively large open plan kitchen reception room to the front, with high ceilings and a fantastic bay window, flooding this spacious room with light. The kitchen has a contemporary stylish gloss-white finish, and offers plenty of space for both a defined seating and dining area. Additionally, there is also a handy walk-in pantry just off the kitchen area, with built-in shelves which also houses the washing machine.

The two generously sized double bedrooms feature fitted wardrobes and shelves, providing ample storage space. The south-west facing principal bedroom benefits from an ensuite bathroom. Worth noting, there is access to a parapet/balcony from the principal bedroom which, whilst being un-demised in the lease, the owners/occupants have always enjoyed historic usage. A main bathroom is also next to the principal bedroom.

Balham Park Road is an attractive residential street running between Wandsworth Common and Balham, situated within the Wandsworth Common Conservation Area. The flat enjoys proximity to the Common via a passage way almost opposite the flat, with fabulous green open spaces and the popular cafes and shops along Bellevue Parade. Local transport links are excellent, with Wandsworth Common Station offering direct connections into Clapham Junction and Victoria, and nearby access to the Underground at Balham (Northern Line).

## AMENITIES

- First floor flat
- Two double bedrooms
- Two bathrooms (one en-suite)
- Open plan kitchen living room
- Highly desirable Balham location
- Nearby Wandsworth Common Overground & Balham Underground

**TENURE** Share of Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** D







Classification L2 - Business Data

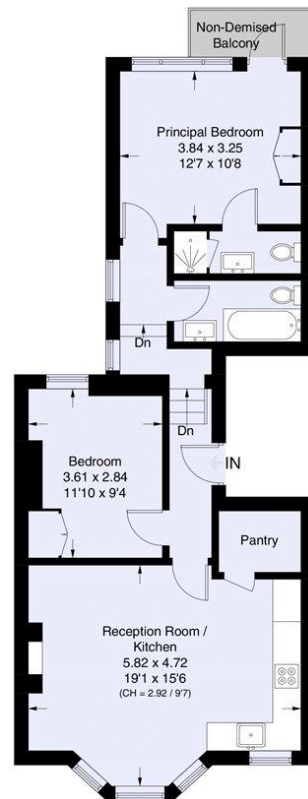




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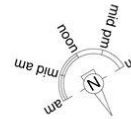
## Balham Park Road, SW12

Approximate Gross Internal Area = 66.5 sq m / 716 sq ft  
Including Limited Use Area (1.0 sq m / 11 sq ft)



First 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(29-54) <b>E</b>		
(21-28) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Wandsworth Sales 020 8767 7711

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

**carterjonas.co.uk**  
Offices throughout the UK

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