

Balham

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Andrews 



Balham Grove, LONDON

£1,125,000

SW12

Energy Efficiency Rating: E

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Detached, double fronted house in Nightingale Triangle waiting to be transformed into a beautiful, contemporary home



Balham Grove is an attractive residential road in Balham's sought after Nightingale Triangle. Local transport options include Balham's Northern Line tube, overland trains and a selection of buses. The high street offers an eclectic mix of shops, bars and restaurants as well as a vibrant street market and weekly farmers' market.

If you're looking for a property to unleash your interior designer skills on, this 3 bedroom, detached house could be the one. Located in the Nightingale Triangle, the property offers plenty of scope for transformation into a beautiful, contemporary home. The ground floor accommodation comprises of two reception rooms with bay windows to the front, a further reception room to the rear is currently used as bedroom 3. Upstairs there are 2 good sized double bedrooms and a generously sized bathroom. There is side access to the rear garden.

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Summary

- Nightingale Triangle
- Detached House
- Double Fronted
- Requiring Modernisation

Highlights



Internal Total Area
107.6sqm / 1158sqft



Balham Underground and Railway Station
0.7km / 0.4m



Clapham South Underground Station
0.8km / 0.5m



Clapham Common
0.9km / 0.5m

Interested in this property?

For viewings and advice please get in touch with our Balham branch on 020 8675 2244

Balham

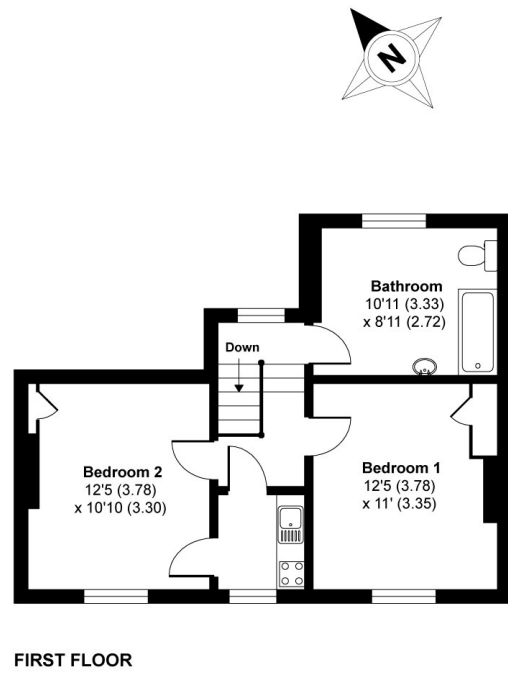
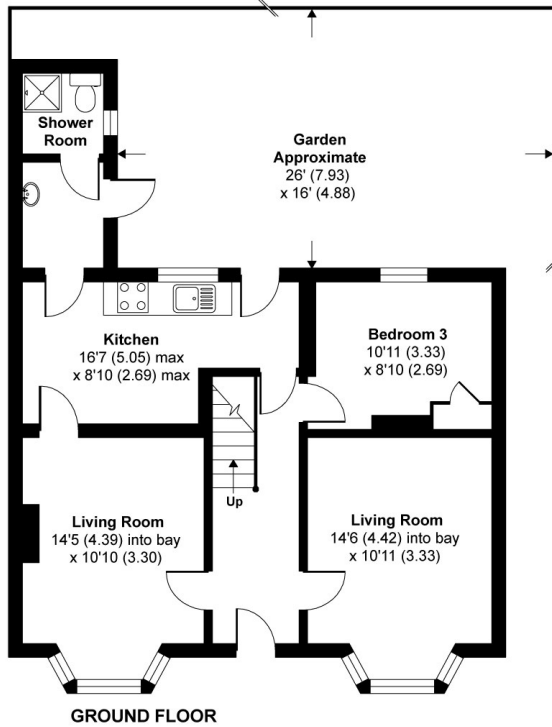
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Balham Grove, London, SW12

APPROX. GROSS INTERNAL FLOOR AREA 1158 SQ FT 107.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatement, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use floor plans as a general guide to room layout and design, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches.

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

