



BALLATER ROAD, SW2

£495,000

- Victorian conversion
- Ground Floor
- Basement
- Private garden
- Extension potential (STPP)
- Energy rating: D



1



1



1





## ABOUT THE HOME

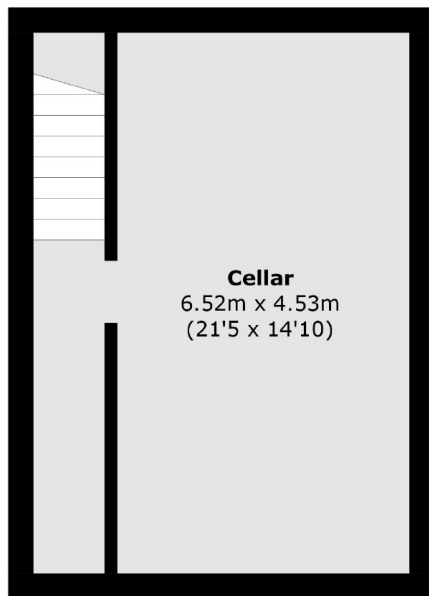
A superb one bedroom Victorian ground floor garden flat situated between Clapham and Brixton. The property is presented in good order throughout and also benefits from a private West facing garden and potential to extend subject to planning permission.

Ballater Road is located between Clapham and Brixton offering access to a wealth of amenities including the shops, bars and restaurants of Abbeville Village, Clapham Old Town and Brixton Market. Commuters have the choice between Clapham North (Northern), Brixton (Victoria), Clapham High Street (Overground) and a number of bus routes into the City.

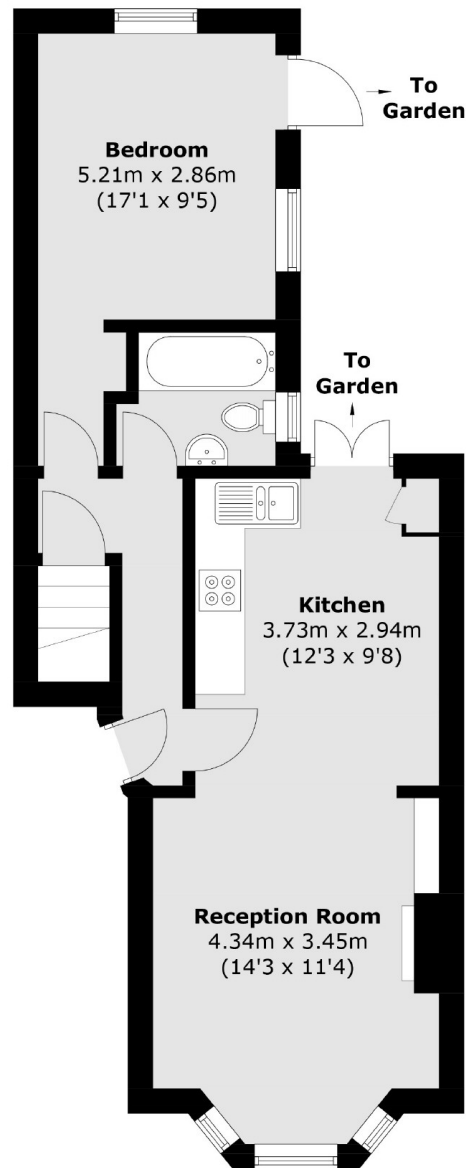








**Basement**



**Ground Floor**

Total area (approx.): 75.5 sq. m (812.6 sq. ft)  
(Including Basement)

**JACKSONS CLAPHAM**

73 Abbeville Road, London,  
SW4 9JN  
Sales: 020 8487 3177  
Lettings: 020 8487 3178

Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.