



Midmoor Road, London

London

In Excess of £595,000



## Midmoor Road

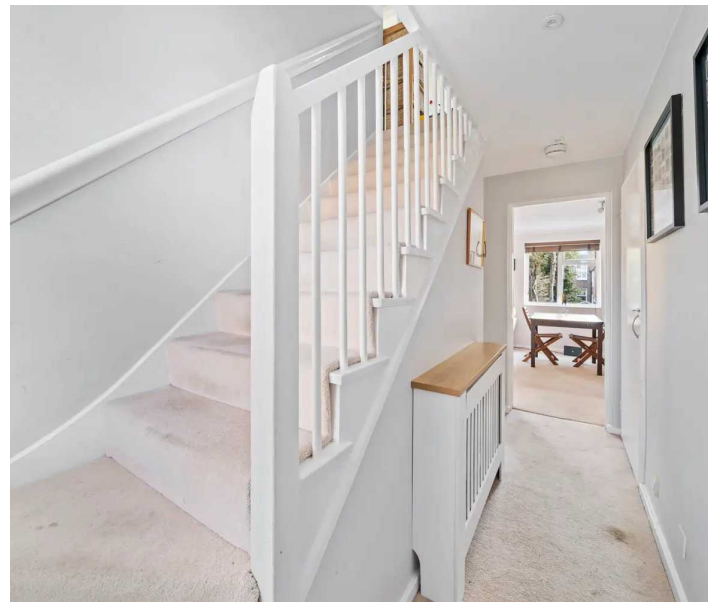
This spacious three bedroom flat offers over 850 sq. ft. of split-level living space, and a private garden. The property is spread across the first and second floors of a low-rise, mid-century, purpose-built block and is located in the heart of the popular Hyde Farm Estate in Balham, c.5 minutes' walk from the open green spaces of Tooting Bec Common.

The property has an excellent feeling of light and space throughout, and essentially has the layout of a small house, with the added benefit of a large loft space for storage. The kitchen has ample storage and plenty of counterspace, with lovely views from the window above the kitchen sink across the to the neighbouring period terrace. The living room is particularly well-proportioned, at 5.65m x 3.79m. There is more than enough space for separate living and dining areas with a bright Southerly aspect overlooking the gardens to the rear. This flat isn't short of storage, with two substantial storage cupboards on the ground floor landing alone.

Upstairs on the second floor are three double bedrooms, two with built-in storage and another useful storage cupboard on the landing. The bathroom and separate toilet are bright and modern and the loft is easily accessed via a pull ladder on the second floor landing. Overall the property is particularly quiet, and up on the second floor there is picturesque outlook to the rear overlooking chimney pots and treetops.



- Over 850 sq. ft. of living space
- Three double bedrooms
- Split-level layout
- Large living/dining room
- Separate kitchen
- Excellent storage
- Bathroom
- Separate w/c
- Loft space for storage
- Private South-Facing garden





Accessed via the rear of the building, and down a short pathway, is a beautifully landscaped private garden, which being located to the rear of the plot, benefits from a lovely sense of privacy. The garden is sunny for most of the day due to its Southerly rear aspect and open Westerly aspect.

The flat is well connected by Balham tube station and the Northern Line which is just a c.15 minutes' walk and Streatham Hill station is another option within c.17 minutes' walk. Balham is full of good restaurants, cafes, bars and pubs, and neighbouring tooting, Streatham Hill and nearby Brixton are also very easily reached. Tooting Bec Common is on your doorstep and there are good schools within close vicinity to the flat including Telferscot and Henry Cavendish Primary Schools.

Council Tax band: D

Tenure: Leasehold

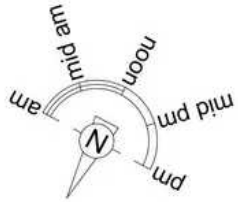




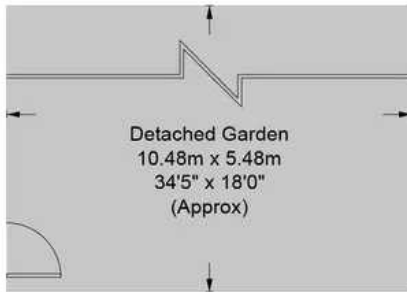
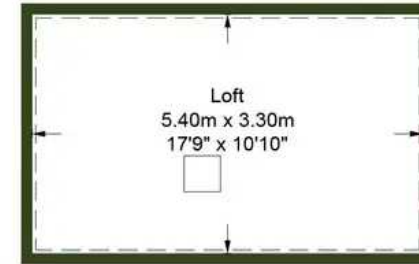
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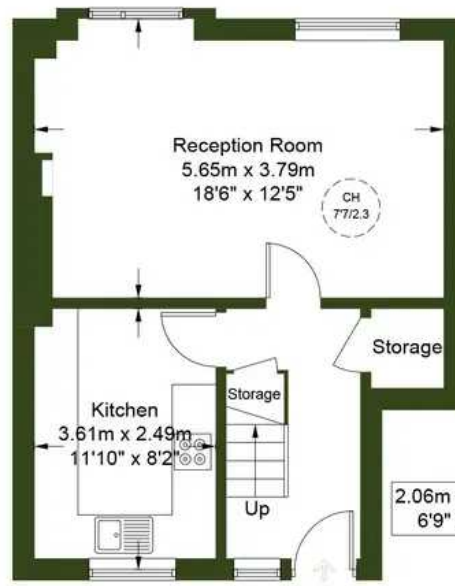
Restricted Height = 191 sq ft / 17.8 sq m



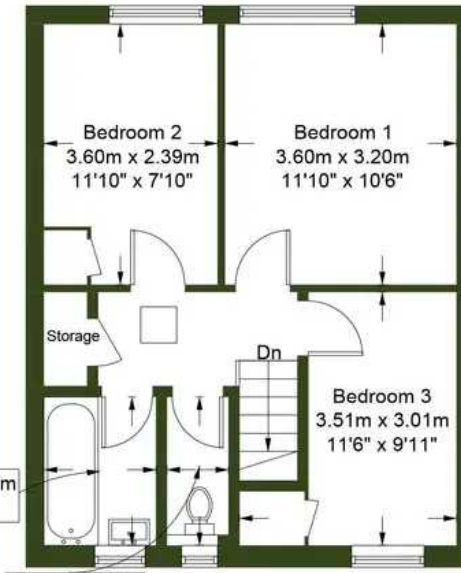
= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



First Floor



Second Floor

2.05m x 0.85m  
6'9" x 2'9"  
(Approx)





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Properly Estate Agents, 13 Palace Street, London – SW1E 5HX

07852324441 • [grace.leslie@properly.space](mailto:grace.leslie@properly.space) • [www.properly.space/](http://www.properly.space/)