



12 Brook Close, London, SW17 7BT

Asking price £950,000







# 12 Brook Close

London, SW17 7BT

- Turnkey freehold home
- Three good-sized bedrooms
- Stoves electric range cooker
- Guest WC on ground floor
- Off-street parking to front
- Fully refurbished throughout
- Modern kitchen with stone worktops
- Double fridge freezer included
- Bright living room overlooking south-facing garden
- 0.4 miles to Balham Northern Line & National Rail

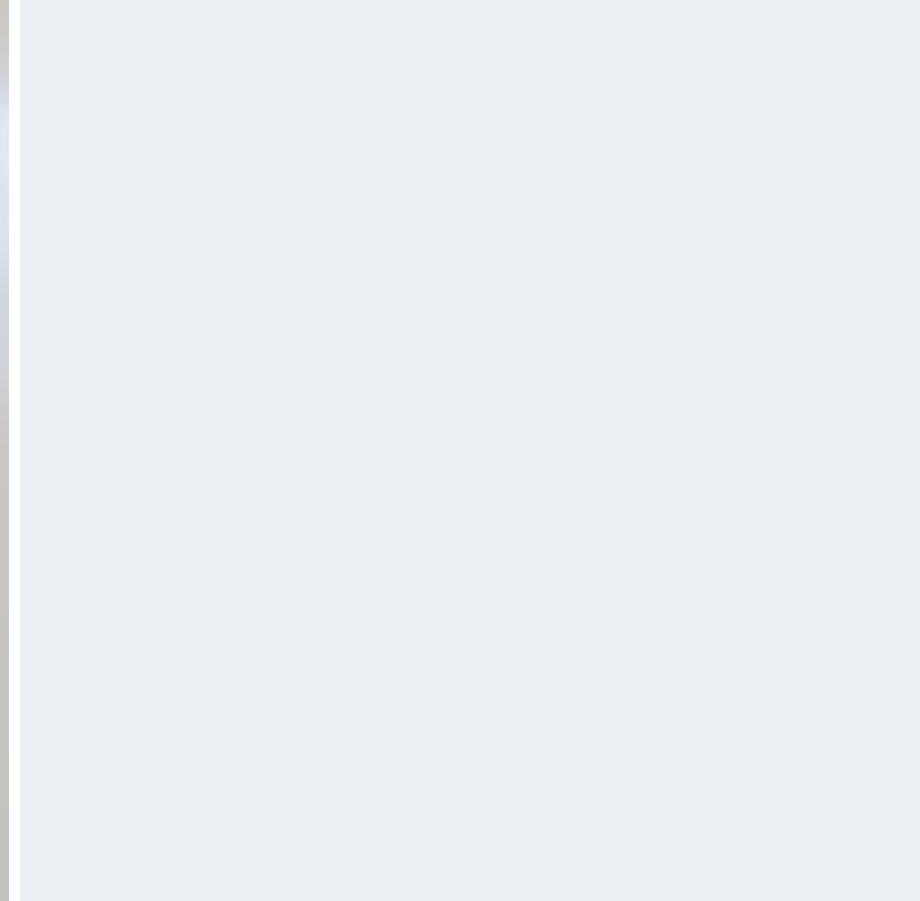
Tucked away on a peaceful cul-de-sac just off Balham High Road, this beautifully refurbished three-bedroom freehold house offers modern turnkey living in a prime location.

The property has been fully refurbished to a high standard, featuring a contemporary kitchen with stone worktops, a Stoves electric range cooker with induction hob, and a double fridge freezer. The ground floor comprises a bright living room overlooking the south-facing garden and a convenient guest WC. Upstairs, three well-proportioned bedrooms are served by a sleek family bathroom, while the loft provides additional storage.

Outside, enjoy a south-facing private garden and off-street parking at the front.

Ideally positioned 0.4 miles from Balham Northern Line and National Rail stations, this home combines comfort, style, and convenience. Balham's vibrant cafés, restaurants, shops, and amenities are all just moments away, making this property an excellent choice for families, professionals, or first-time buyers seeking a turnkey home in a sought-after location.





[Directions](#)

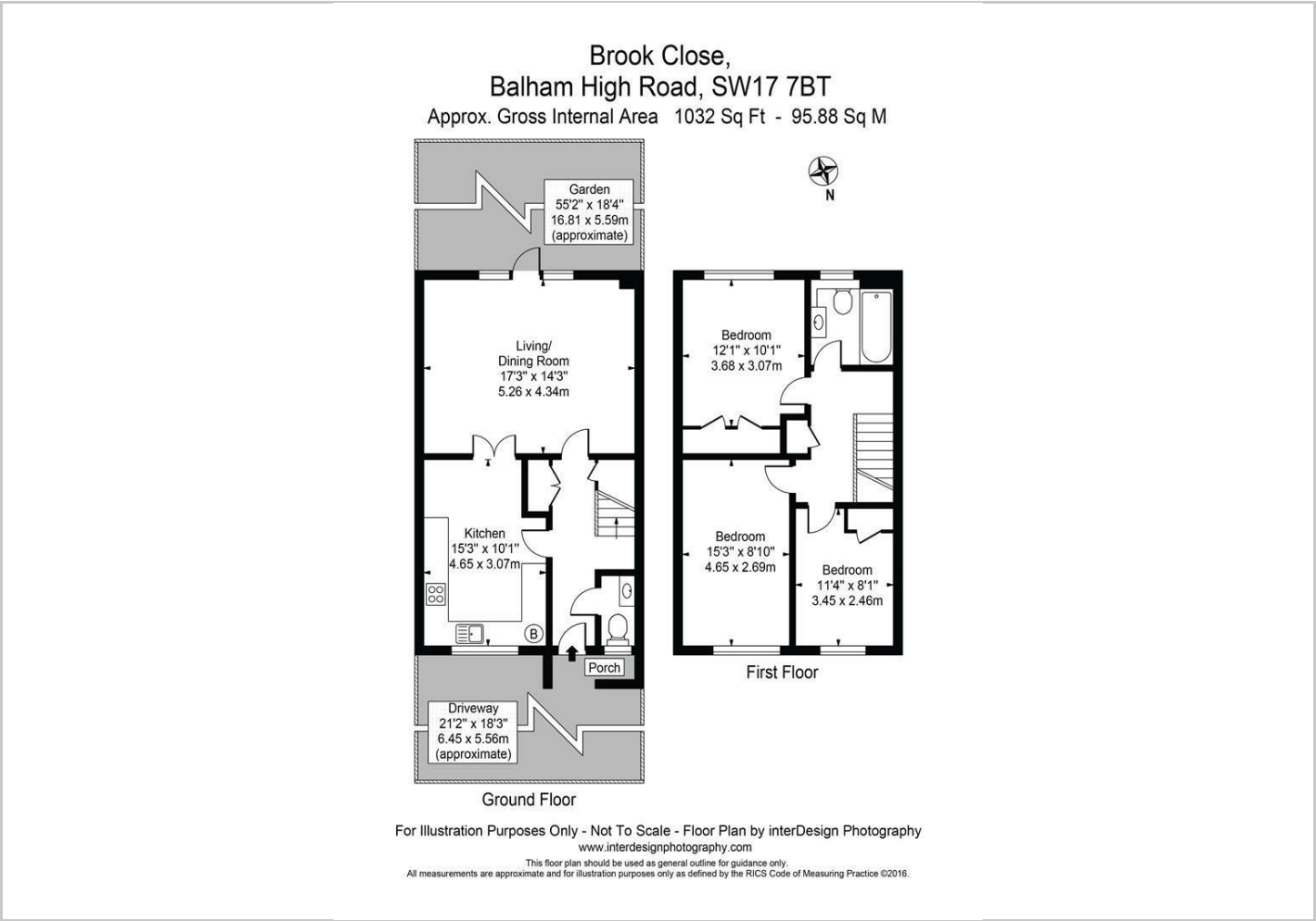








Floor Plans



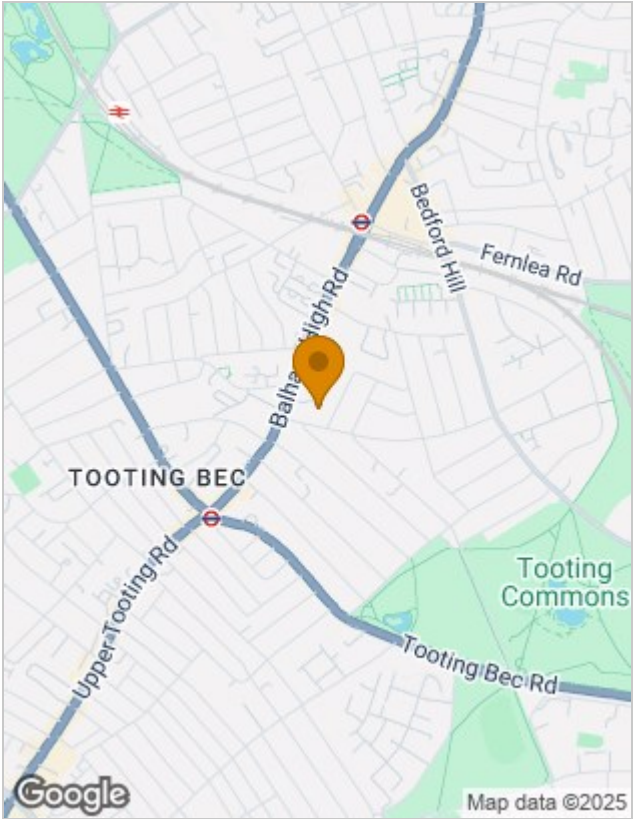
Viewing

Please contact our Lugus Homes Office on 07787 560885 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

