



## Bedford Hill, Balham, SW12

1 bedroom flat - conversion for sale

£575,000

Share of Freehold

### Property Details

A spacious one bedroom garden flat, split over two floors of a Heaver Estate conversion, set back from Bedford Hill. With over 750 square feet, all rooms feel wonderfully spacious with an airy and inviting ambience. The heart of the home is the expansive open-plan reception, with a glass feature wall and room to lounge, cook and dine. Fully integrated with Miele appliances, the kitchen has plentiful storage within gloss cabinetry, finished with worktop lighting. A separate utility under the stairs keeps the laundry neatly away. Sliding glass doors allow a seamless transition to the private garden. South-West facing this sheltered spot is a fantastic sun-trap. Upstairs, the double bedroom is significant in size, set behind characterful arched sash windows framed with shutters for privacy without interrupting the light. This grand yet soothing space features a modern glass balustrade, large floor-to-ceiling wardrobes and generous space for further storage. The bathroom is tastefully finished with a rain shower over double-ended bathtub, ideal for a soak in the bubbles after a stroll around Tooting Bec Common. This beautiful home is completed by access to a secure bike shed, shared with the others within the building.

Council tax band C    EPC rating C (80)

### Features

- One double bedroom
- South-West facing private garden
- Victorian conversion
- Within the desirable Heaver Estate Conservation Area
- Outstanding build warranty
- Beautifully presented with architectural features
- Bike storage
- Next to Tooting Bec Common
- Central Balham a short stroll down the hill
- Northern Line and trains a fourteen-minute walk





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**Bedford Hill, SW12**

**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA WITH STORE: **776 SQ FT / 72 SQ M**  
 APPROXIMATE GROSS INTERNAL AREA WITHOUT STORE: **757 SQ FT / 70.3 SQ M**



**LOWER GROUND FLOOR**



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.



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