



**Sistova Road, Balham, SW12**

3 bedroom flat - conversion for sale

**£850,000**

Share of Freehold

## Property Details

An elegant three bedroom, two bathroom split-level Victorian conversion of nearly 1,000 square feet, set within a semi-detached property and benefitting from a generous South-West facing garden. The home enjoys strong kerb appeal, approached via a low iron gate and monochrome mosaic path leading to a pale blue front door. The front reception is beautifully proportioned, featuring a sash bay window with plantation shutters, cosy carpets, high ceilings, ornate coricing and a charming wood-burning stove. The separate shaker-style kitchen offers wooden worktops, brass hardware, integrated appliances, a breakfast bar and two pantry cupboards, with a window overlooking the garden. The sunny garden is paved for low maintenance, with raised planters, a rear seating area and side access. The bedrooms are well separated for privacy: an airy principal with French windows to the garden; a tranquil double downstairs beside a stylish bathroom; and a versatile third room with garden views. A second attractive bathroom completes the home, with potential to extend into the side return, subject to permissions.

Council tax band C

EPC rating (null)

## Features

- Three bedrooms
- Two bathrooms
- South-West facing garden
- Semi-detached Victorian conversion
- Almost 1,000 square feet split over two floors
- Potential to extend STNP
- Vast array of amenities on the doorstep in central Balham
- Northern Line and National Rail
- Tooting Bec Common a six-minute stroll away
- Share of freehold









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APPROXIMATE GROSS INTERNAL AREA: 914 SQ FT / 85 SQ M



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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