



**Balvernie Grove, London, SW18 5RW**

**welcome to**

## **Balvernie Grove, London**

A well presented, share of freehold, first floor flat with planning permission for an additional bedroom and bathroom. Spread over 760 sqft the property benefits from lots of natural light and is well-proportioned.

Comprising two double bedrooms both with storage space, a living room, kitchen and bathroom. The property also benefits from a private parking space to the rear of the property and is ideally located on a quiet residential street moments from Sheringdale Primary, an ofsted outstanding school.

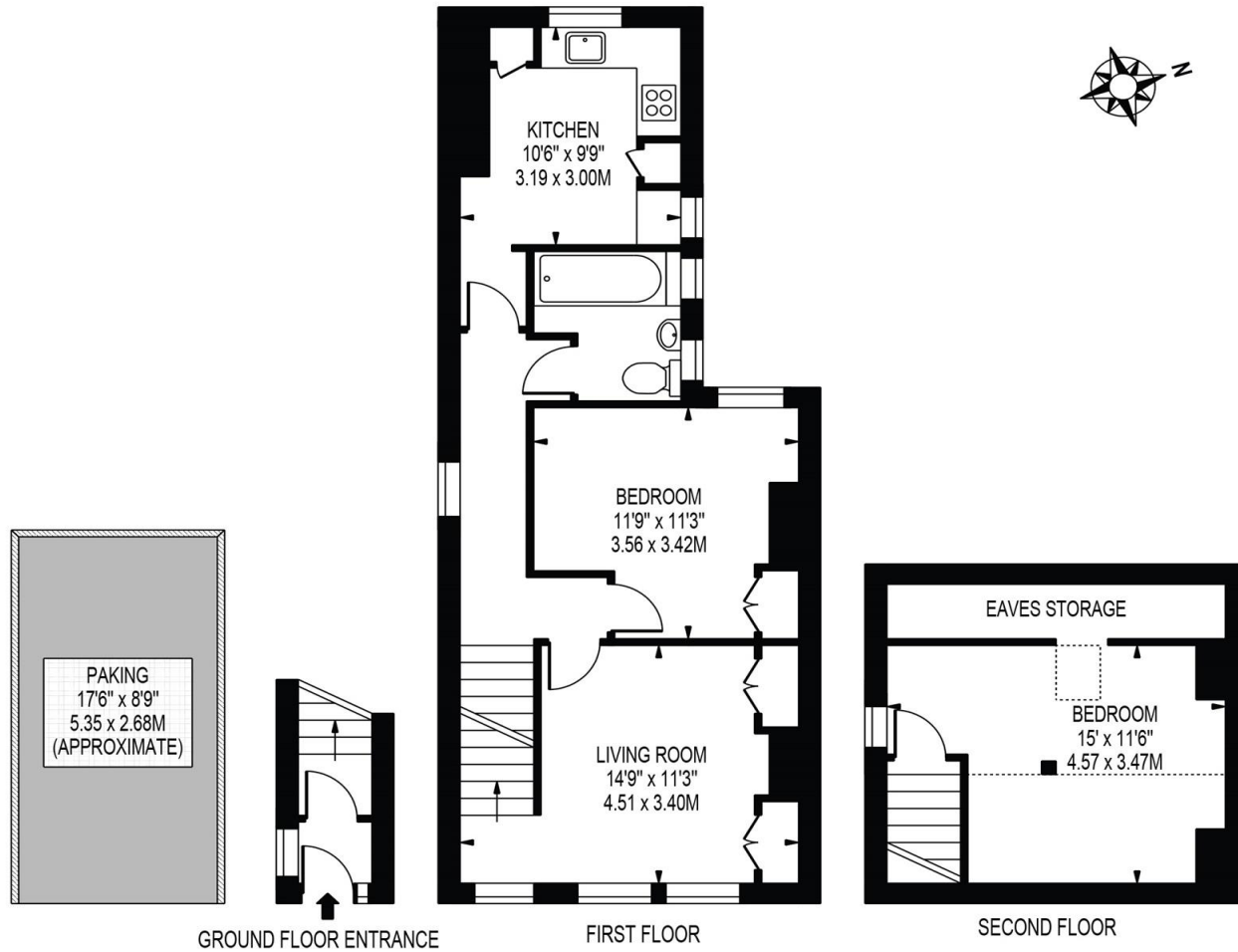
Balvernie Grove is situated for easy access into Southfields Village with its various shopping and transport facilities including the District Line station and bus routes along Merton Road into Clapham Junction and Wimbledon. Wimbledon Park and King George's Park with their various recreational facilities.



# BALVERNIE GROVE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 762 SQ FT - 70.79 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 118 SQ FT - 10.95 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

## Balvernie Grove, London

- Share Of Freehold
- No Chain
- Two Double Bedrooms
- Off Road Parking
- Split Level Conversion Flat

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £575,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SFS105389](https://barnardmarcus.co.uk/Property/SFS105389)



Property Ref:  
SFS105389 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 8874 4106**



[southfields@barnardmarcus.co.uk](mailto:southfields@barnardmarcus.co.uk)



245 Wimbledon Park Road, Southfields,  
LONDON, SW18 5RJ



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**