



For Sale

62 Elmfield Road, London

**Offers Over
£1,350,000**

6

2

2

193 m²

This superb six bedroom family home boasts 2,077 square feet of accommodation with excellent proportions in all the principal rooms.

Ideally located to take full advantage of Balham High Road's vibrant shops, bars and restaurants this wonderful 5 bedroom house benefits from generous entertaining space and a secluded garden.

The residence is thoughtfully prepared, presenting an ideal canvas for the discerning buyer to embark on a transformative renovation journey, tailoring the space to reflect their unique preferences and style.

Elmfield Road is located in a popular residential area, close to the open spaces of both Tooting Common and Wandsworth Common which are within easy walking distance, as are the amenities of Balham High Road. Transport can be found at either Tooting Bec tube underground station or the overland/underground stations at Balham. There are also a number of good state and private schools nearby, subject to catchment each year.

Moin Emad

07897443332

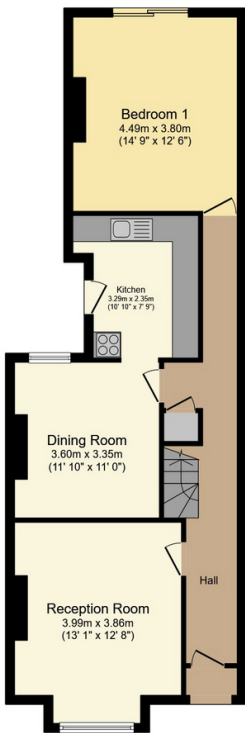
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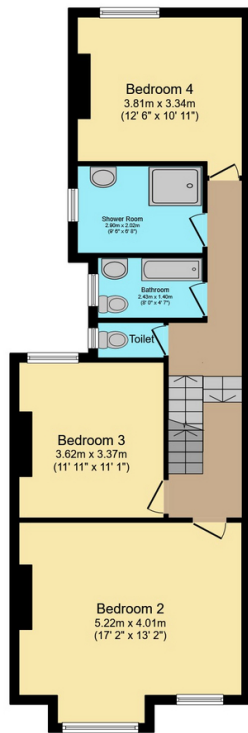
 **The Property
Experts**

The Property Experts UK

02038197944



Ground Floor



First Floor



Second Floor

Total floor area 192.4 sq.m. (2,071 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission

- 2077 SQFT
- Prestigious Residential Area
- Excellent Transport Links
- No Chain
- Great Potential
- 6 Double Bedrooms
- EPC Rating - D

