



Laitwood Road  
London, SW12

CHESTERTONS





Set on a quiet street in the heart of Balham is this magnificent, four double bedrooms, 2 bathroom home boasting over 1,000 sq ft.

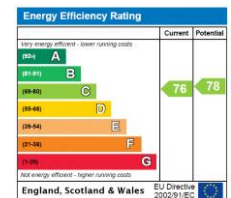
Upon entering you are greeted with solid wooden flooring which runs through all hallways and entertaining spaces. The open plan kitchen/dining has plenty of storage and has a very modern sleek finish. It really is perfect for entertaining as the natural light fills the room from the private low maintenance garden.

Towards the front of the property, there is a large primary bedroom which can be used also as a more traditional living room, heartened with a fireplace, high ceilings and a bay window, the second double room in the middle and shower-room to follow. Leading downstairs to the lower ground you will find an expansive hallway leading to a further two double bedroom and a family bathroom and lots of storage under the stairs.

Laitwood Road is a quiet residential street located extremely close to the many amenities of Balham High Road. The house is catchment for the Ofsted 'Outstanding' Henry Cavendish School. Access north of the river is via Balham Underground (Northern Line) or the mainline station which links, via Clapham Junction, to Victoria and Waterloo. The wide open spaces of Clapham and Tooting Bec Commons are also nearby.

- Large Garden
- Four Double Bedrooms
- Large Kitchen/Living Room
- Finished nicely throughout

Asking Price £925,000



**Tenure:** Share of Freehold 997 years 11 months  
**Service Charge:** £0 Nil  
**Ground Rent:** £0 Peppercorn  
**Local Authority:** London Borough of Wandsworth  
**Council Tax Band:** C

*Chestertons Battersea & Clapham Sales*

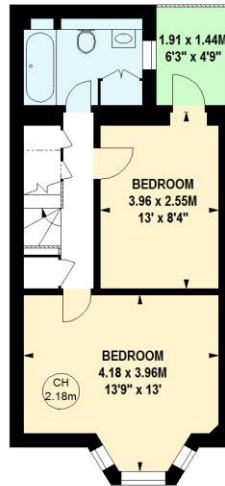
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# Laitwood Road, SW12

Approximate gross internal area  
97.65 sq m / 1050 sq ft

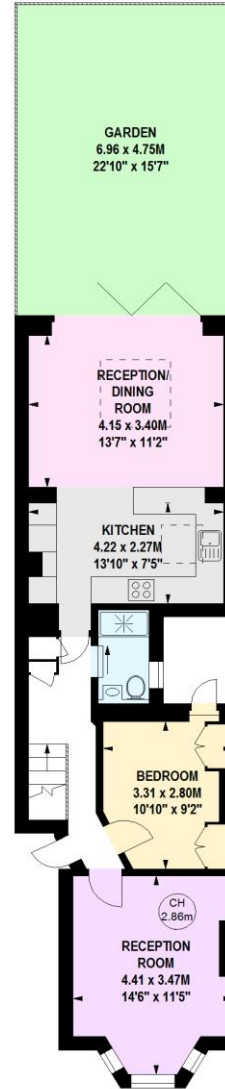


Key :  
CH - Ceiling Height



395 sq ft

## Lower Ground Floor



655 sq ft

## Ground Floor

This floor plan is a representation for guidance purposes only, not for valuation.  
Any figure is approximate and must not be relied on as a statement of fact.  
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