



EMMANUEL ROAD, SW12

£800,000

- Victorian Maisonette
- Two Bathrooms
- Split Level
- Hyde Farm Estate
- Overlooking Common
- Energy Rating D





ABOUT THE HOME

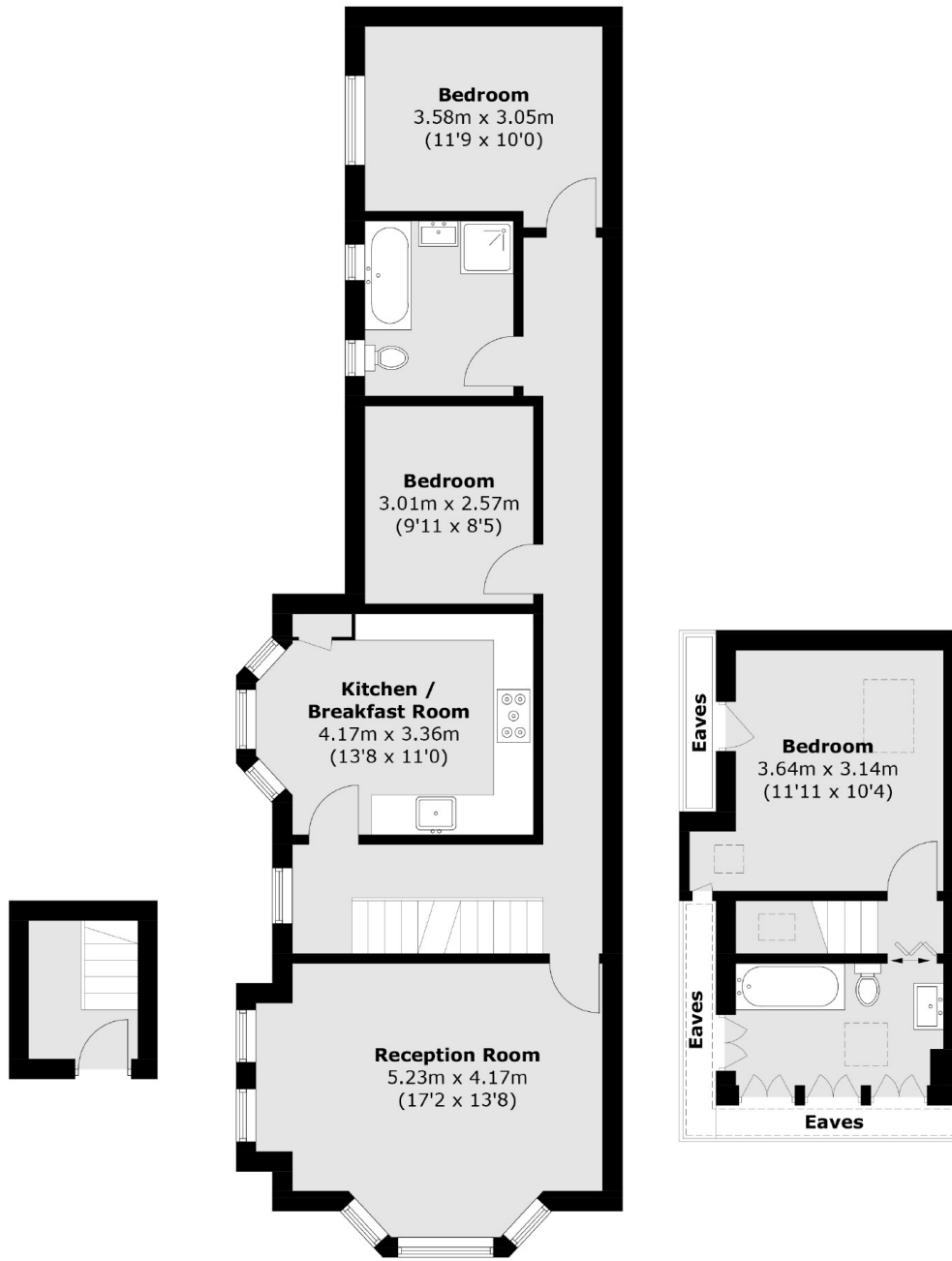
A well presented split level first floor maisonette on the highly regarded Emmanuel Road within the Hyde Farm Estate.

The property has three double bedrooms, two bathrooms and views overlooking Tooting Bec Common. Additionally, it benefits from a modern finish throughout, a bright reception room, separate kitchen and a private entrance.

Located on Emmanuel Road in Balham, the property overlooks Tooting Bec Common and is within close proximity to Telferscot and Henry Cavendish primary schools which are both Ofstead Outstanding rated. Emmanuel Road is ideally situated for access to Balham and the many shops, bars and restaurants it has to offer, as well as the underground and mainline stations.







Ground Floor

First Floor

Second Floor

Total area (approx.): 102.6 sq. m (1,104.3 sq. ft)
(Excluding Eaves)

JACKSONS BALHAM

8-11 Balham Station Road,
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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.