



## EMMANUEL ROAD, SW12

£950,000

- Modern Fitted Kitchen
- Chain Free
- Share of Freehold
- Private Garden
- Hyde Farm Estate
- Energy Rating C







## ABOUT THE HOME

Located just opposite the green spaces of Tooting Common and in the popular Hyde Farm Estate in Balham is this four bedroom, split level flat offered to the market chain free and with a share of the freehold.

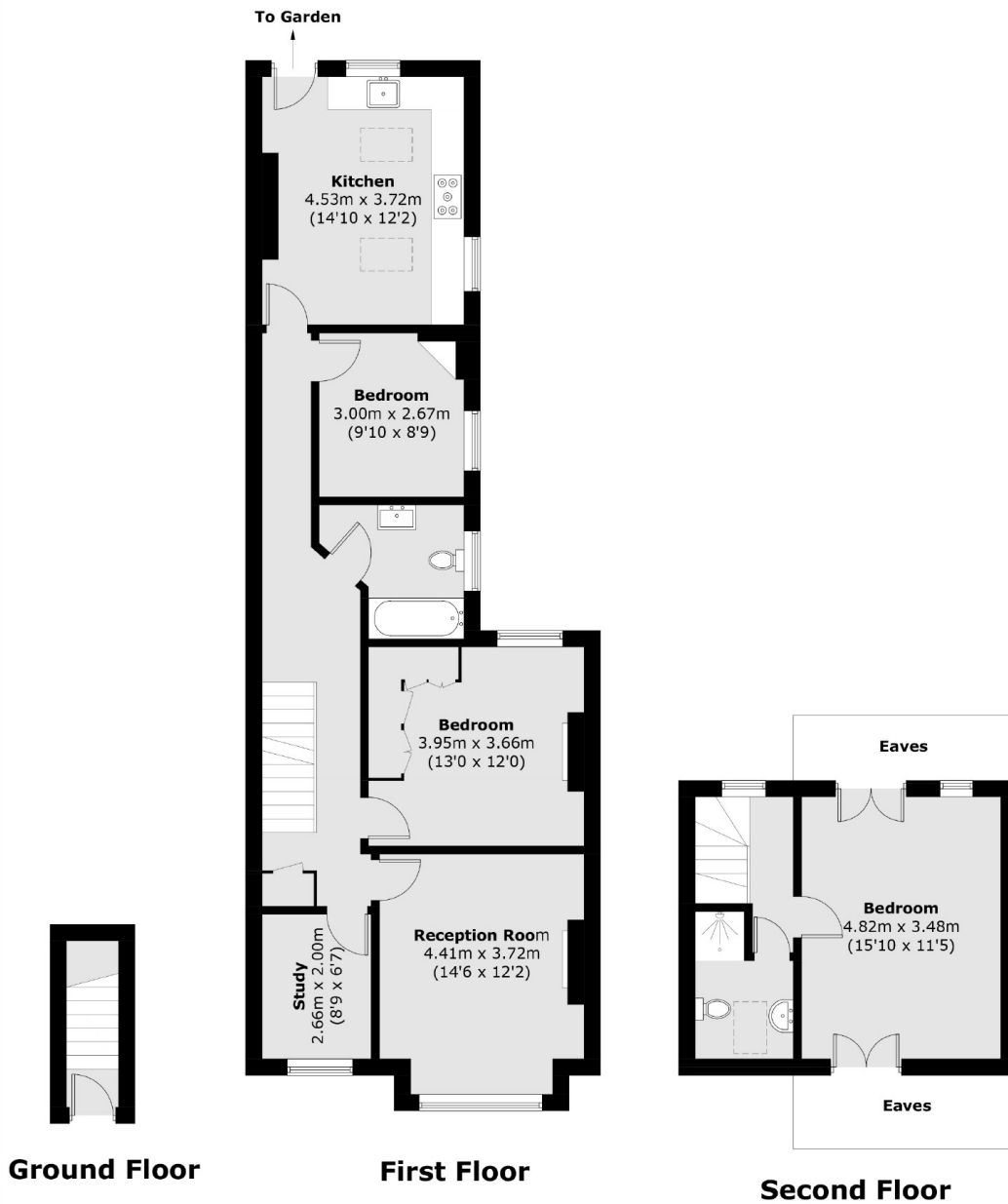
This property offers a bright and spacious reception room as well as a modern fitted kitchen with access to a private garden. On the first floor there are two bedrooms as well as a further smaller bedroom currently being utilised as a study. On the second floor there is a large bedroom and private bathroom.

On a popular residential road in the Hyde Farm in Balham, the property overlooks Tooting Bec Common and is within close proximity to Telferscot and Henry Cavendish primary schools which are both Ofsted 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.









Total area (approx.): 115.1 sq. m (1239 sq. ft)  
(Excluding Eaves Storage)

#### JACKSONS BALHAM

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Energy Rating: C 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.