



ELMBOURNE ROAD, SW17

£845,000

- Share of Freehold
- Victorian Conversion
- Heaver Estate
- Views of Tooting Common
- Large Private Garden
- Energy Rating E







## ABOUT THE HOME

Set in an impressive double fronted building is this beautiful, two double bedroom Victorian conversion flat with a beautiful landscaped garden. The property also previously had planning permission in place for rear extension, allowing fantastic scope for development.

This lovely split level flat offers a bright and spacious reception room as well as separate, modern kitchen. There are two good sized double bedrooms as well as two modern bathrooms. There is generous built in storage throughout the property and a further small room currently being utilised as a study.

Elmbourne Road is a popular residential street in the Heaver Estate next to Tooting Bec Common and within close proximity of Balham High Road, with plenty of shops and restaurants as well as both Balham and Tooting Bec stations.









Total area (approx.): 85.8 sq. m (923.6 sq. ft)

#### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
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Energy Rating: E 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.