



EMMANUEL ROAD, SW12

£880,000

- Private Garden
- Share of Freehold
- Overlooking Tooting Common
- Beautiful Finish Throughout
- Modern Bathrooms
- Energy Rating E





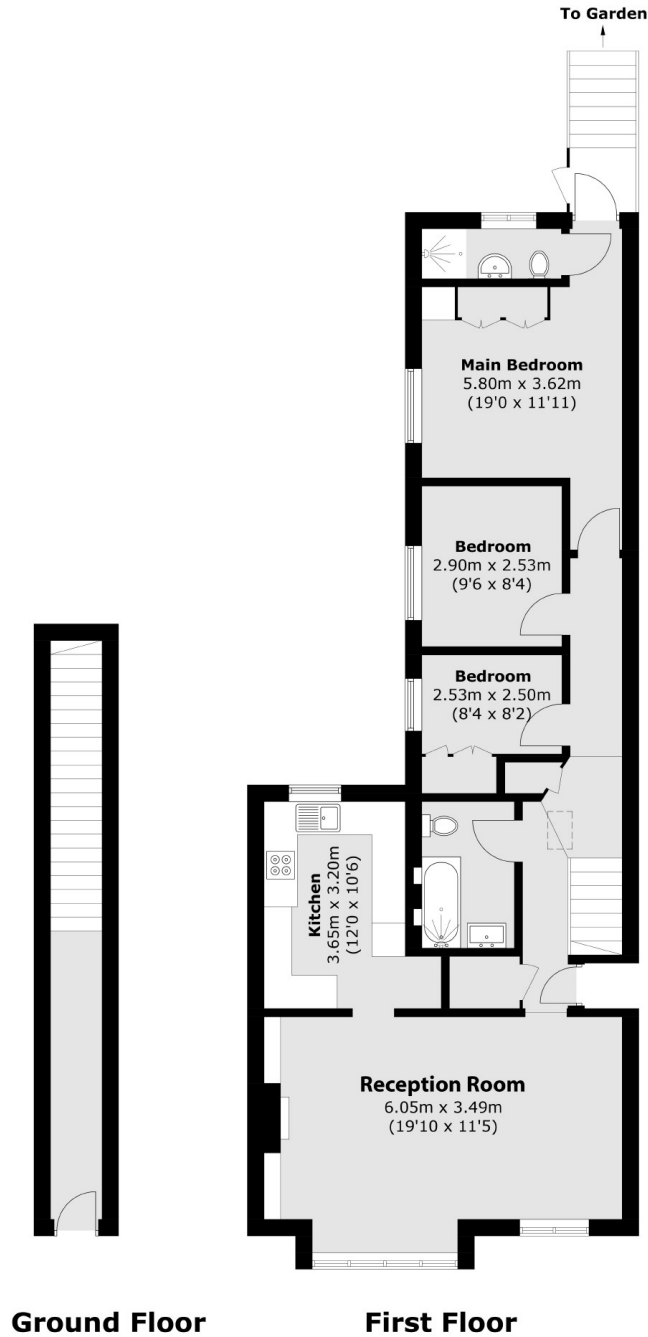
ABOUT THE HOME

A beautiful three bedroom, first floor Victorian maisonette overlooking Tooting Common in the ever popular Hyde Farm Estate. This property has been finished to an exceptional standard throughout and offers a bright and spacious double-size reception room with spectacular views on the Common, leading into a modern kitchen with built-in dining space. There are three good sized bedrooms, one with ensuite, and ample built-in storage. The property also benefits from a demised loft that currently provides a very large storage space and could be converted into an additional ensuite bedroom (STPP); expired but approved planning permission available. The property is in the catchment area for two Ofsted outstanding-rated schools.

Emmanuel Road runs alongside the north side of Tooting Common, minutes away from the bustling centre of Balham with a vast array of shops, cafes and restaurants. Balham offers excellent transport links via the Northern line and Mainline stations.







Total area (approx.): 96.9 sq. m (1,042.9 sq. ft)

JACKSONS BALHAM

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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.