



## EMMANUEL ROAD, SW12

£850,000

- Victorian Maisonette
- Beautiful Finish Throughout
- Private Garden
- Overlooking Common
- Hyde Farm Estate
- Energy Rating D





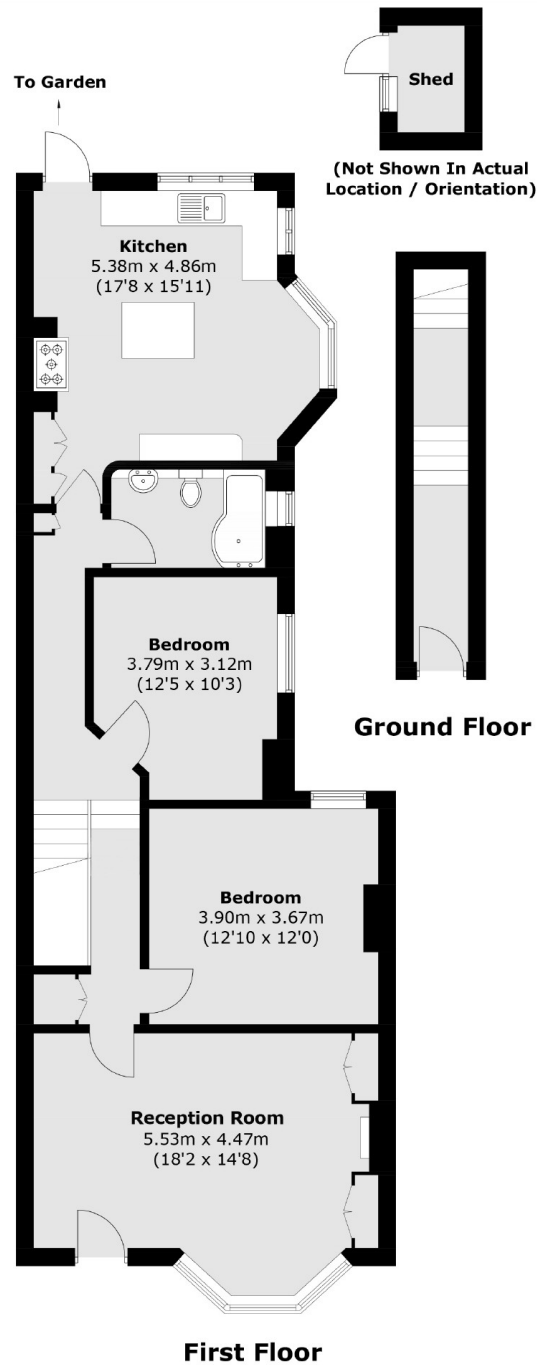
## ABOUT THE HOME

Finished to a beautiful standard throughout is this two double bedroom, first floor Victorian Maisonette with scope to extend into the loft (STPP). This property benefits from a lovely private garden and overlooks the green spaces of Tooting Common.

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 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.): 96.4 sq. m (1,037.6 sq. ft)  
Shed: 2.2 sq. m (23.7 sq. ft)

### JACKSONS BALHAM

8-11 Balham Station Road,  
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Sales: 020 8675 6555  
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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.