



DRAKEFIELD ROAD, SW17

£725,000

- Extension Potential
- Top Floor Flat
- Victorian Conversion
- Share of Freehold
- Heaver Estate
- Energy Rating C





## ABOUT THE HOME

A charming two double bedroom top floor Victorian conversion flat well positioned on a highly sought after residential road in Balham. The property benefits from a large reception room, an eat-in kitchen/diner, two double bedrooms and a spacious modern bathroom. The property also has the added benefit of a large loft, which has planning in place to extend.

Drakefield Road is a popular tree lined street sitting between Streathbourne Road and Louisville Road and within close proximity of Tooting Bec Station as well as Tooting Bec Common. There are a host of local amenities, including shops, bars and restaurants, all within easy reach.





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Approx. Gross Internal Floor Area  
**1045 Sq. ft/97.13 Sq. m (Not incl. loft space)**  
**Loft Space: 541 Sq. ft/50.29 Sq. m**



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

**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.