



TELFERSCOT ROAD, SW12

£750,000

- First floor flat
- Victorian maisonette
- Private garden
- Leasehold
- Hyde Farm Estate
- Energy rating : D







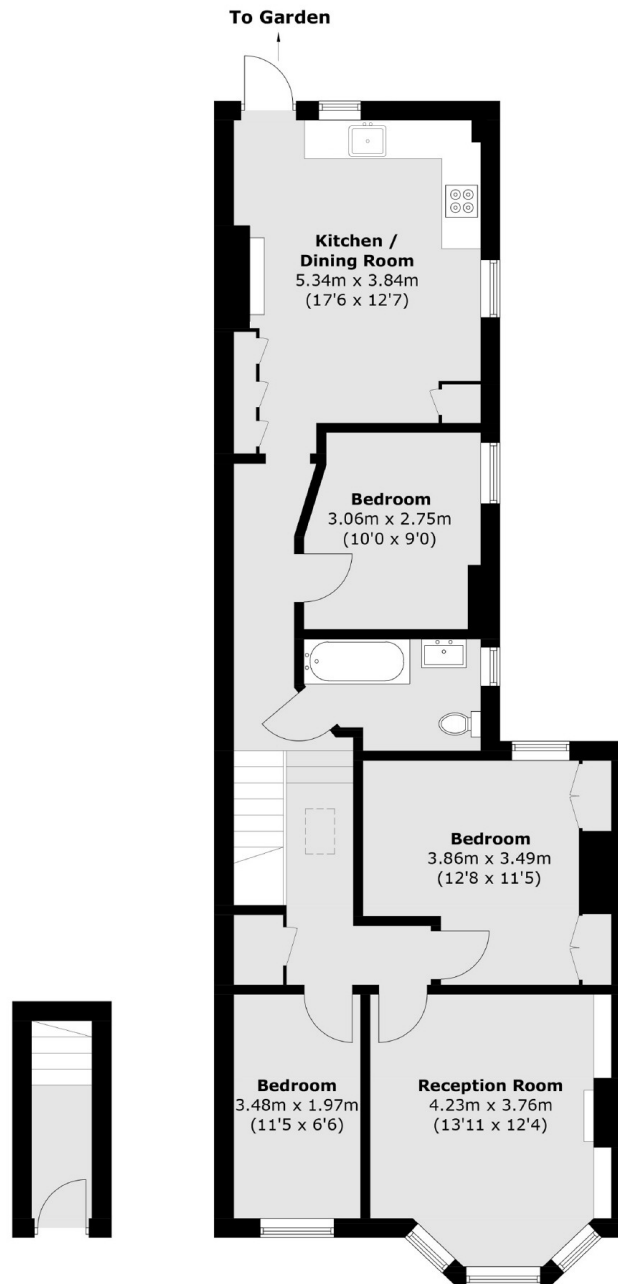
## ABOUT THE HOME

An immaculate first floor Victorian maisonette located within the highly regarded Hyde Farm Estate. This property offers a spacious reception room to the front, with high ceilings and period features. There are two double rooms and a smaller bedroom or study, and modern bathroom. To the rear of the property there is a beautiful large kitchen with stairs leading down onto a private garden.

Telferscot Road is part of a wonderful community, is within close proximity to Henry Cavendish and Telferscot Primary schools, and well situated for easy access to Balham mainline and underground stations (Northern Line). Tooting Bec Common, shops, bars, restaurants and other local amenities of Balham and Streatham Hill are also close by.






**Ground Floor**
**First Floor**

Total area (approx.): 84.7 sq. m (911.7 sq. ft)

### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

Energy Rating: 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.