

Endlesham Road, London SW12

---



**P** Permit holders only **H2**  
Mon - Fri  
10.30 am - 11.30 am



# Endlesham Road, London SW12

---

A fantastic, two bedroom, two bathroom split-level flat with plentiful storage, close to all the amenities of Balham.

Balham has an abundance of cafes, restaurants and bars as well as underground (Northern Line) and mainline (into Victoria or Waterloo via Clapham Junction) stations. Hildreth Street offers an array of dining options, such as the brunch institutions of Milk and Brickwood, as well as regular market stalls with fresh flowers, fruit and vegetables. There is a large Sainsbury's and Waitrose, as well as fitness studios and a leisure centre nearby.



**Guide price:** £685,000

**Tenure:** Share of freehold plus leasehold, approximately 991 years remaining

**Local authority:** London Borough of Wandsworth

**Council tax band:** D



This beautiful flat has been impeccably maintained. The communal areas are well cared for and the flat has a separate alarm system for added security. There is an open-plan kitchen/living room with lovely leafy outlook to the rear, pretty bay window and an abundance of natural light. The contemporary kitchen has integrated modern appliances and plentiful storage. Ascending onto the landing, there is a large storage cupboard, as well as a separate utility cupboard. Leading from the landing is a double bedroom with pretty sash window to the rear, integrated wardrobes and an en-suite shower room.

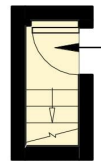
To the front of the property is a further double bedroom, also with integrated wardrobes, as well as access to extensive eaves storage and an en-suite bathroom.



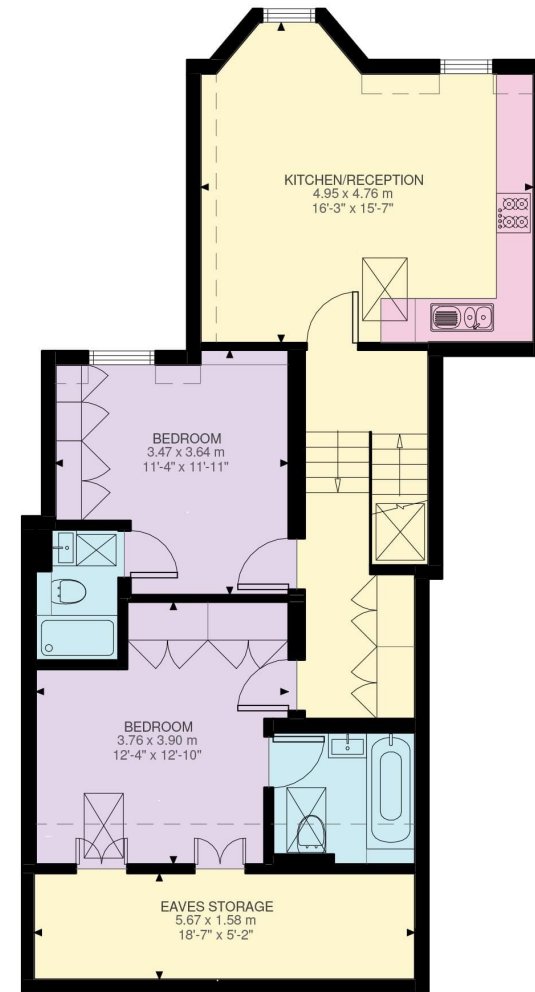
# Endlesham Road, SW12

**Approximate Gross Internal Floor Area**  
**75.2 sq m / 809 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Entrance To Second Floor  
16 ft<sup>2</sup>



Second Floor  
689 ft<sup>2</sup>

**Knight Frank**  
**Wandsworth**  
26 Bellevue Road  
Wandsworth SW17 7EB

We would be delighted to tell you more

**Natasha Edney**  
020 8682 7772

[knightfrank.co.uk](https://www.knightfrank.co.uk)

[natasha.edney@knightfrank.com](mailto:natasha.edney@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated July 2024. Photographs and videos dated July 2024.  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.