



ELMBOURNE ROAD




Balham, SW17





# A MAGNIFICENT, DOUBLE-FRONTED HOUSE

This exquisite seven-bedroom terraced family residence occupies a coveted position within the highly sought-after Heaven Estate.

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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £3,500,000





## ABOUT THE PROPERTY

Spanning an impressive 4,238 square feet, the property has been beautifully maintained by the current owner. Upon entering through the magnificent stained-glass door, guests are welcomed by a grand hallway that elegantly branches into reception rooms on either side. Each room is adorned with expansive bay windows that flood the space with natural light, complemented by original fireplaces that add character and charm. To the left lies the formal living room, while the opposite side hosts a spacious dining room, ideal for entertaining. At the rear of the property, there is an additional large reception room and a contemporary kitchen. The kitchen boasts an abundance of wall and base units, integrated appliances, and a substantial island/breakfast bar. Skylights, along with floor-to-ceiling French doors and windows, seamlessly connect the interior with the beautifully landscaped 44' x 40' garden.



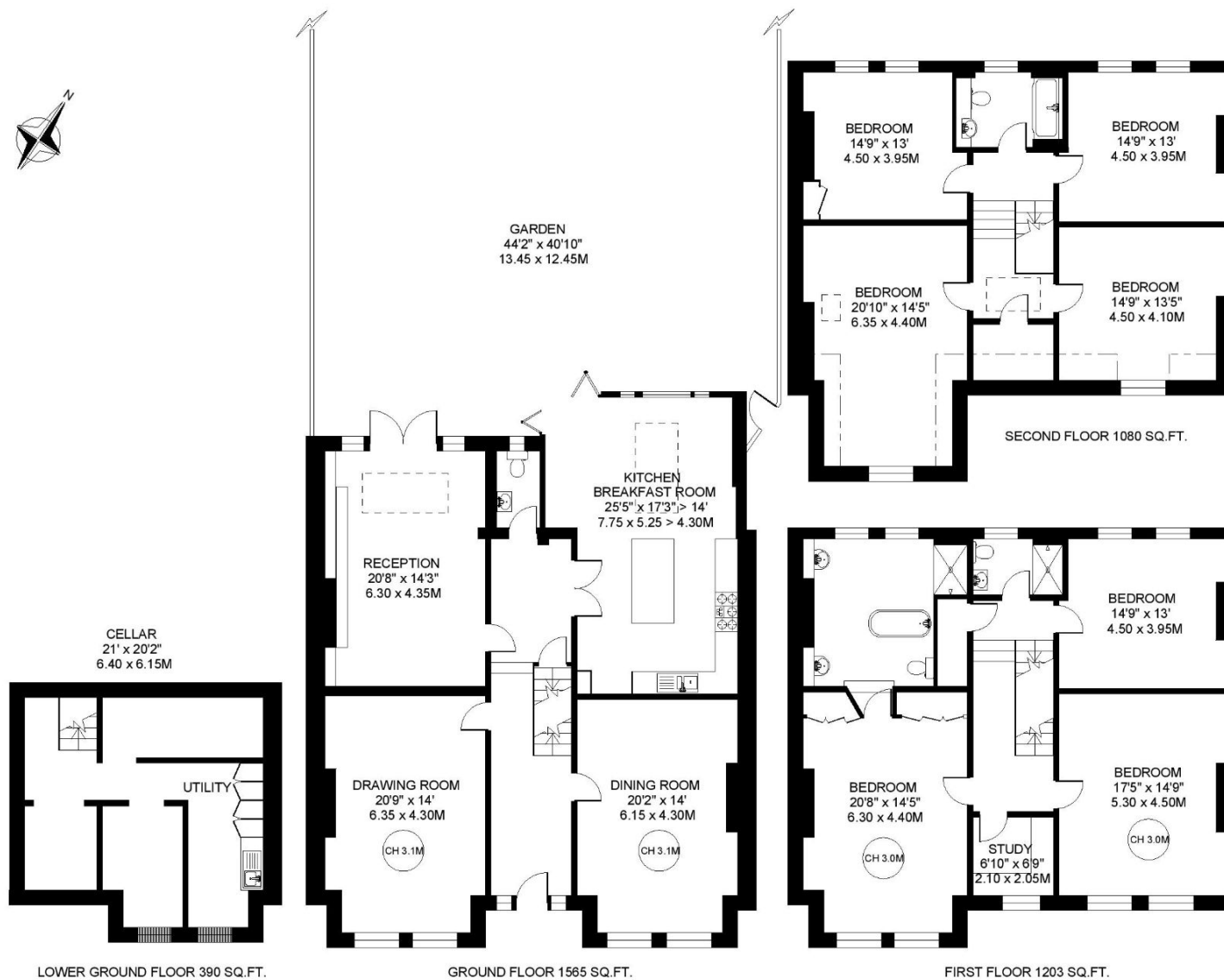












Approximate Gross Internal Area = 393.7 sq m / 4238 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

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