



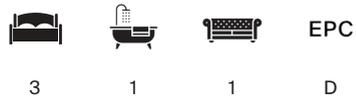
FERNLEA ROAD

Balham, SW12



CHARMING THREE BEDROOM RESIDENCE

A beautifully presented, three double bedroom duplex with exceptional 30ft garden, located near to all the amenities of Balham.



Local Authority: London Borough of Wandsworth

Council Tax band: D

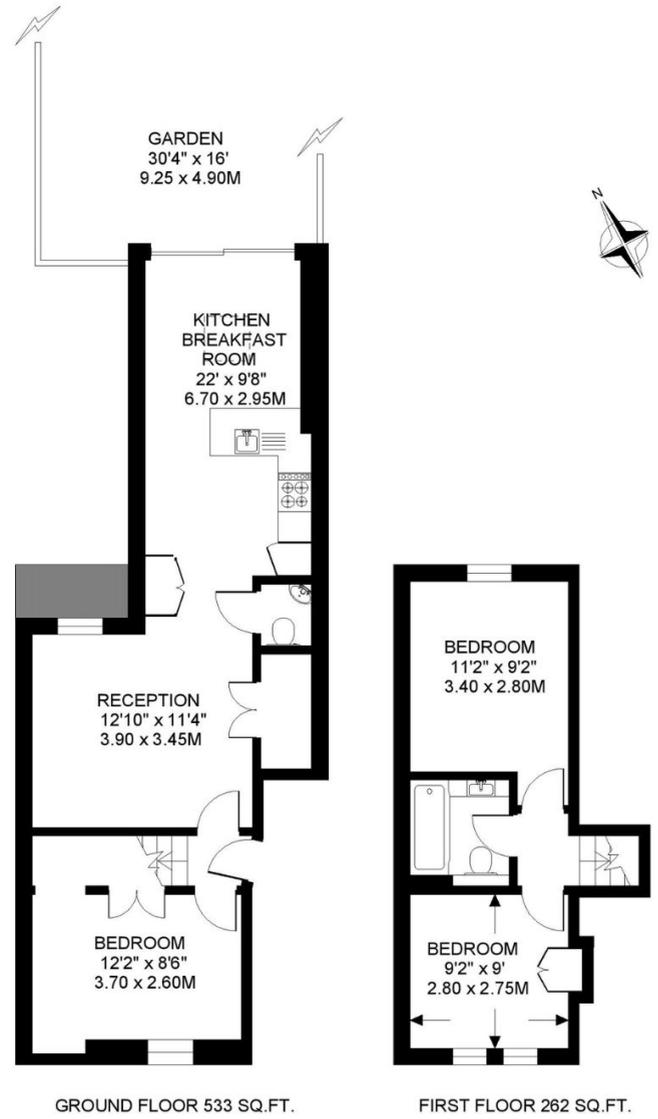
Tenure: Share of Freehold, approximately 981 years remaining.

Ground rent: We have been unable to obtain ground rent or review information, please make your own enquiries.

Service charge: We have been unable to obtain service charge or review information, please make your own enquiries.

Guide Price: £830,000

This charming apartment offers flexible living space, with a separate bedroom or sitting room to the front, with a generous downstairs storage cupboard. To the rear, there is an open-plan reception space, with sitting area flowing through into an open-plan kitchen/dining area. There is a utility cupboard and useful guest WC on this floor. The kitchen provides ample storage space with sliding doors out to the beautiful, mature garden. The garden has been beautifully landscaped and is comprised of raised decking, perfect for entertaining in the warmer months, pretty planting and useful storage shed. Upstairs, there are two further double bedrooms, one with built-in storage and the other with lovely views over the rear gardens. The contemporary bathroom with over-bath shower and storage cupboard completes the property.



Approximate Gross Internal Area = 73.9 sq m / 795 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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