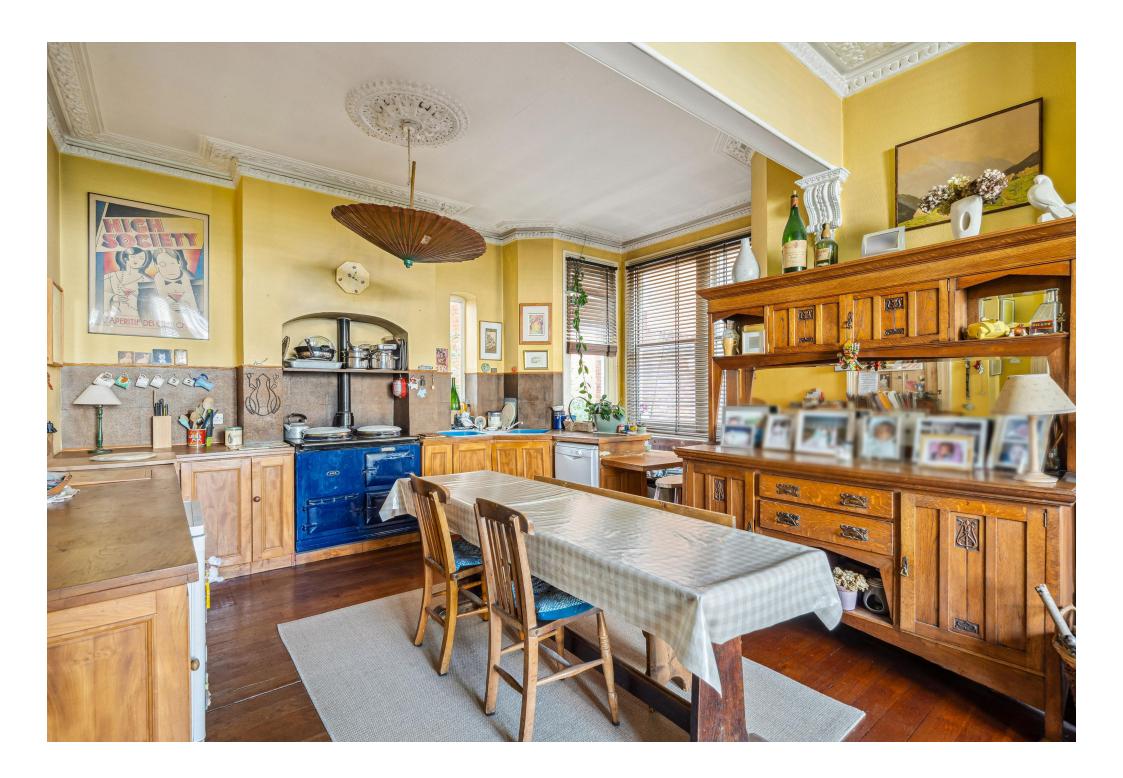




BALHAM PARK ROAD

London, SW12



BALHAM PARK ROAD LONDON, SW12

A charming Victorian family home with off-street parking and a generous south-facing garden, offering great scope for development.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide price: £1,999,500



A UNIQUE AND CHARMING FAMILY HOME

Occupying a prime position on the desirable Balham Park Road, this five-bedroom family home extends to over 2,760 sqft and offers period charm in abundance. Set behind a landscaped front garden with the rare benefit of a private driveway for three cars, the house opens into a wide entrance hall that sets the tone for the light and space throughout.

To the front of the property, a wonderfully proportioned reception/kitchen space can be found. The front area is arranged as a formal living room with a bay window and feature fireplace, while the rear offers a kitchen and dining area. To the rear, find a further reception room, an ideal space for a snug, and adjacent boot/utility room with direct access to the garden - a tranquil, private space. The spacious basement level is currently used for ample storage. The first floor is home to the principal bedroom, comprising a large bedroom with views over the front garden. Two further double bedrooms and a family bathroom complete this level

Two further double bedrooms and a family bathroom complete this level. On the second floor are two more generous double bedrooms, both with excellent proportions and space for storage. With it's south facing garden, off-street parking and period features, it is the perfect opportunity for further improvement.













(Including Basement / Loft Room) Approximate Gross Internal Area = 256.88 sq m / 2,765 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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