



Marius Road, SW17
£1,250,000

Dexters



Marius Road, SW17

This resplendent ground-floor residence has been fully rebuilt and extended to an exacting standard, offering a rare blend of timeless design and cutting-edge sustainability. Every detail has been meticulously considered, with an incredibly high level of attention placed on creating a carbon-neutral, energy-efficient home. The property incorporates a Vaillant aroTHERM plus 7kW Air Source Heat Pump, high-performance glazing, and advanced insulation to deliver outstanding comfort and efficiency. At the heart of the home is an inspiring open-plan kitchen/reception room, beautifully finished with bespoke cabinetry, premium appliances, and full-width sliding doors that open onto a private, landscaped garden. Further accommodation includes three generous double bedrooms with bespoke fitted wardrobes, two luxurious bathrooms, and a guest cloakroom. A fully equipped basement utility and storage area adds valuable practicality, while the garden features a versatile office/studio complete with a WC and sink ideal as a workspace, gym, or guest suite. Finished to an exceptional standard with no expense spared, this is a home that perfectly combines contemporary luxury with environmental responsibility.

Marius Road is superbly placed for the many local shops, bars and restaurants of Balham. Transport links are fantastic with Balham station only 0.3 miles away, providing Overground and Underground services in to the City and West End.

Features

- Period Conversion
- Open Plan Reception Room
- Three Double Bedrooms
- Two Bathrooms
- Landscaped Garden
- Chain Free







Marius Road, London, SW17



Ground Floor
Total area (approx.): 123.4 sq. m (1,328.2 sq. ft)
(Including Cellar & Excluding Outbuilding)
Outbuilding area : 22.6 sq. m (243.3 sq. ft)

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Energy Rating: C. 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.

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Estate Agent
and Letting Agent

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