

Marius Road, SW17 £1,250,000





## 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 cuttingedge sustainability. Every detail has been meticulously considered, with an incredibly high level of attention placed on creating a carbon-neutral, energyefficient 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.

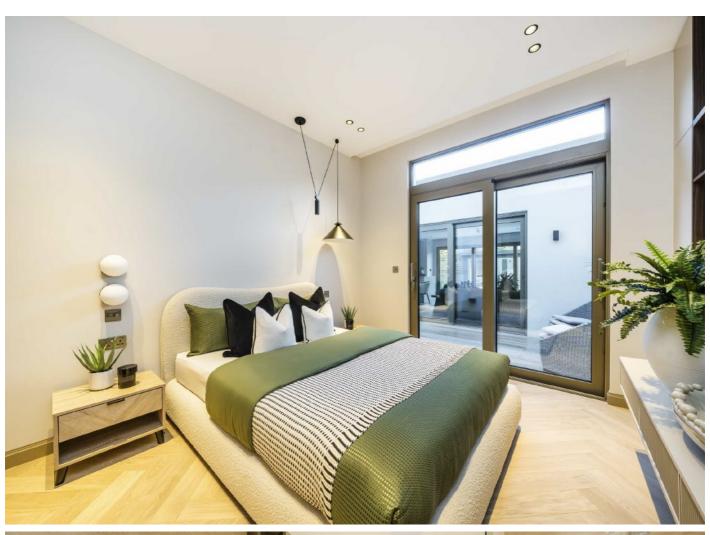
Marius Road is superbly placed for the many local shops, bars and restaurants of Balham. Transport links are fantastic with Balham station only 0.3 miles away, providing Overground and Underground services in to the City and West End.

Features

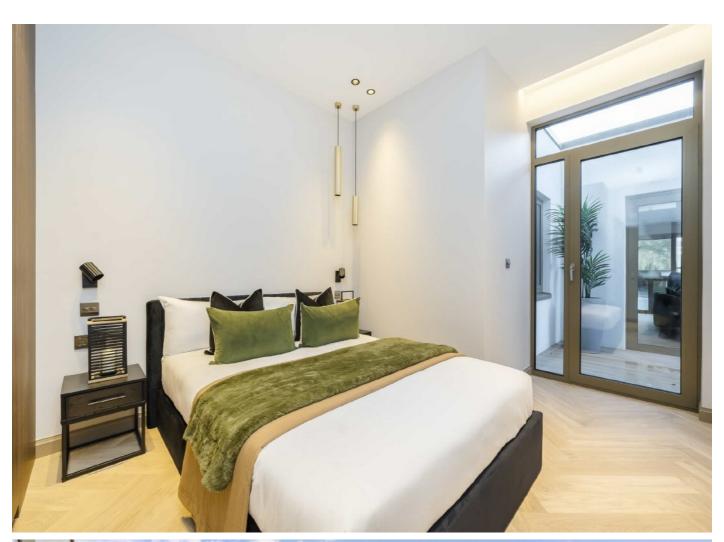
Period Conversion
Open Plan Reception Room
Three Double Bedrooms
Two Bathrooms
Landscaped Garden
Chain Free













## Marius Road, London, SW17





Clapham Sales

020 8742 4140

London

Sales

SW4 9NG

28 Abbeville Road

