

**FOR SALE**



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**Balvernie Grove, Southfields, SW18.  
Asking Price of £650,000 Leasehold**

**MARTIN&CO**



## Balvernie Grove, Southfields

3 Bedrooms, 2 Bathroom

Asking Price of £650,000

- 1ST & 2ND FLOOR UPPER MAISONETTE
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS, (1 EN-SUITE SHOWER)
- HUGE FULL WIDTH RECEPTION ROOM
- TALL CEILINGS
- MODERN KITCHEN BREAKFAST ROOM
- PERIOD FEATURES
- NO CHAIN
- CLOSE TO SOUTHFIELDS VILLAGE
- CLOSE TO SOUTHFIELDS TUBE STATION
- ACCESS TO EARLSFIELD STATION
- LONG 100+ YEAR LEASE REMAINING
- OWN STREET ENTRANCE
- NEAR THE WIMBLEDON TENNIS CLUB
- WELL PRESENTED
- DOUBLE LOFT CONVERSION ADDED
- MASTER BEDROOM WITH EN-SUITE
- REAR FIRE ESCAPE STAIRCASE
- IDEAL FAMILY HOME ACOMMODATION
- GOOD BUY TO LET OPPORTUNITY
- EPC BAND D
- WANDSWORTH COUNCIL TAX £914.14 pa
- KEYS HELD

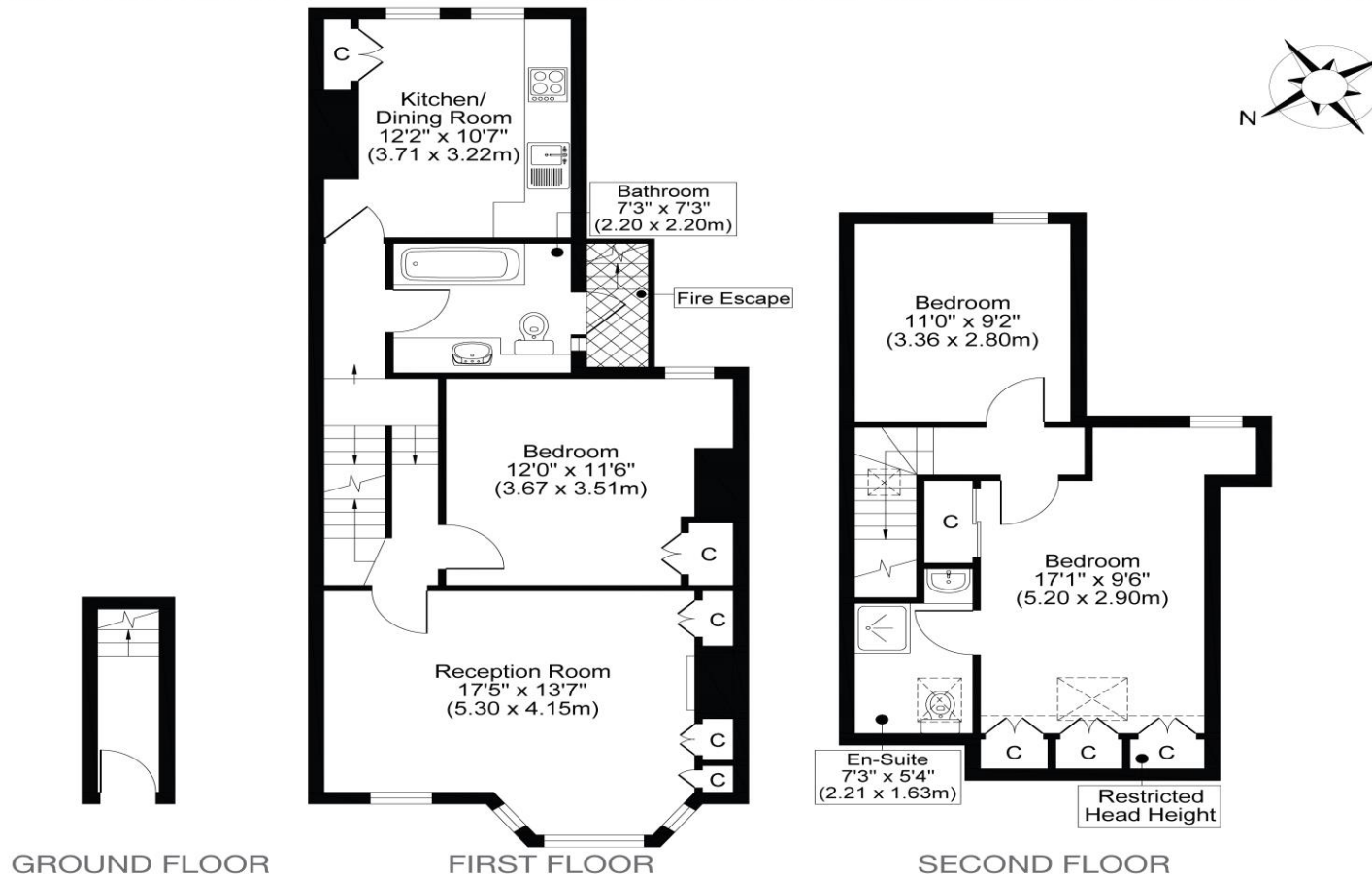


A very spacious & well presented 3 double bedroom, 2 bathroom (1 en-suite), first & second floor maisonette, close to Southfields Village & the District Line Tube Station and walking distance of Earlsfield Mainline station. This huge split level apartment has a full width living/dining room with tall ceilings, a well presented kitchen breakfast room, large double bedroom and a modern bathroom on the first floor. The loft has a double extension, providing a large master bedroom with an en-suite shower room and a third double bedroom. Ideally located for all the excellent local amenities, as well as The All England Lawn Tennis Club, Wimbledon Village, Wimbledon & Putney town centres & Wimbledon Common, all within driving distance. Must be seen internally. Keys held. Sole Agents. EPC Band D. Wandsworth Council Tax Band D = £914.14 pa. NO CHAIN.



## BALVERNIE GROVE, SW18

TOTAL APPROX FLOOR PLAN AREA INCLUDING RESTRICTED HEAD HEIGHT 1033 SQ.FT (96 SQ.M)  
TOTAL APPROX FLOOR PLAN AREA EXCLUDING RESTRICTED HEAD HEIGHT 1012 SQ.FT (94 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

**optic**  
MEDIA  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision