



PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO

SOLICITORS & NOTARY PUBLIC

240 Balham High Road
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29 Ritherdon Road Heaver Estate Balham London SW17 8QE - £1,650,000 FREEHOLD



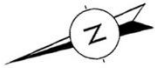
- FIRST TIME ON THE MARKET FOR 55 YEARS
- SIX BEDROOM VICTORIAN HOUSE
- VERY RARE TO BE SOLD WITH A GARAGE
- South facing rear garden
- Host of original features including fireplaces
- Stunning staircase and galleried landing
- Potential to extend and modernise (subject to the usual permissions)
- Conservation Area
- Early internal viewing highly advised
- Council Tax – London Brough of Wandsworth
- Band G £1601.91 for 2024/2025

RITHERDON ROAD, SW17

Approx. Gross Internal Floor Area

2767 Sq. Ft/257.08 Sq. m (Including Cellar & Garage)

2334 Sq. Ft/216.86 Sq. m (Excluding Cellar & Garage)





Kitchen



Breakfast Room



Entrance Hall



Bedroom



Bedroom



Bedroom



Bathroom



Galleried Landing



Bedroom



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Introducing a rare property that has graced the market for the first time in over 55 years, nestled in the heart of the sought-after Heaver Estate. This exquisite six-bedroom Victorian residence stands as a testament to timeless elegance and architectural grandeur, offering a unique blend of historical charm and modern potential. Upon entering this magnificent home, you are greeted by an array of original features that capture the essence of its Victorian heritage.

Each room tells a story through its beautifully preserved fireplaces and intricately panelled ceilings, inviting you to envision a living space that is both rich in history and brimming with character. The house is thoughtfully designed to accommodate both grand entertaining and intimate family living. Its spacious bedrooms offer a tranquil retreat from the hustle and bustle of daily life, while the south-facing rear garden presents a sun-drenched sanctuary perfect for relaxation or outdoor gatherings. One of the property's most coveted attributes is its rare inclusion of a garage, providing not only convenience but also an added layer of security for your vehicle or additional storage space.

Situated on the prestigious Heaver Estate, this home benefits from its close proximity to Balham tube and mainline station, ensuring easy access to and from central London. The location combines the tranquillity of suburban living with the convenience of urban connectivity, making it an ideal setting for those seeking the best of both worlds. Viewing strictly by appointment via owner's sole agents Porters 020 8772 1004

Alfred Heaver was an ambitious and successful local Victorian property developer who built over 4,000 homes across Wandsworth, Battersea and Fulham, and is well known for his work on the Heaver Estate in the late 1880's / early 1890's, which is now a conservation area between Tooting Common and Balham High Road.



Ritherdon Road was the first to be laid out in 1888 and was to be the main access to the estate.