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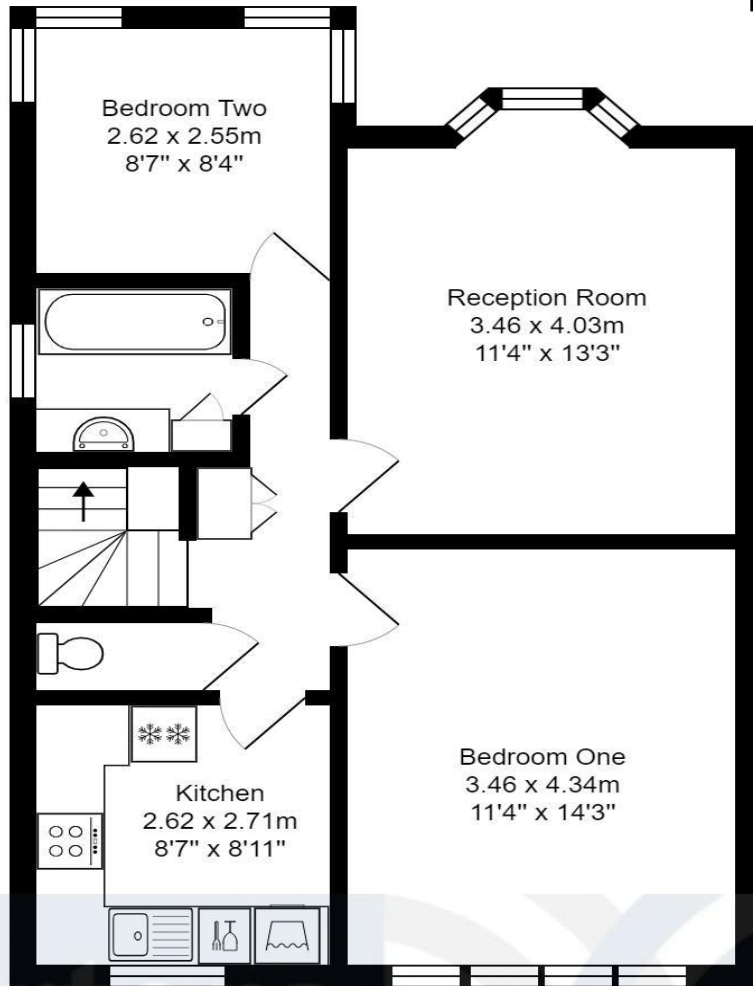
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Marius Road Balham SW17 7QU



A very well presented and spacious two bedroom maisonette set on the first floor of this converted house. This lovely property offers its own street entrance, separate kitchen, share of freehold and also benefits from a loft storage. Located on Marius Road this property is within walking distance of both Balham station (mainline and tube) and also the wide open spaces of Wandsworth Common. Viewing highly recommended via Porters Estate Agents.

Council Tax: London Borough of Wandsworth Band D £961.14 for 2024/2025

- Two Bedroom first floor split level maisonette
- Separate Fitted Kitchen
- Bright Reception Room
- Super Large Loft space
- Bathroom with Separate WC
- Excellent decorative Condition
- Own Front Door onto front garden
- Walking distance to Balham tube/train and Wandsworth Common

Flat A First Floor Flat, 45, Marius Road, London, SW17 7QU

Total Area: 56.9 m² ... 613 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, no responsibility is taken for any error, omission, miss-statement or use of data shown.

Porters
Estate Agents
Balham