



# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO

SOLICITORS & NOTARY PUBLIC

240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.porters.property](http://www.porters.property)  
[info@porters.property](mailto:info@porters.property)  
DX: 41604 Balham



Guide Price £800,00 Freehold



# Bedford Hill Balham SW12 9HG - Guide Price £800,000 FREEHOLD



A unique freehold house for the discerning buyer who is looking for charm and character, but also with the potential to extend and make this house your own. The garden is magnificent, with a mature wisteria climbing around the boundary, a car port and a real little suntrap for those Summer evenings, perhaps to relax with a G&T. The common with its vast open spaces is just at the top of the road and Balham station with its tube and mainline is at the bottom of the hill. This house will not be around for long, we have priced to sell, contact Porters Estate Agents for your chance to see this unique property.

Council Tax: London Borough of Wandsworth  
Band E

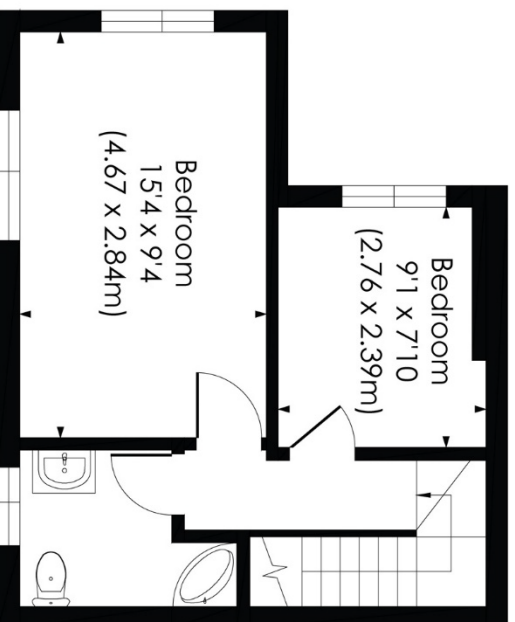
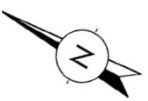
£1210.09 for 2025/2026

- A UNIQUE FREEHOLD SEMI-DETACHED HOUSE
- OFF STREET PARKING with carport
- Potential to extend subject to planning & building regulations
- Two double bedrooms including dual aspect bedroom 1
- Open plan reception room leading onto fitted kitchen
- Stunning garden with mature wisteria
- Sought after location
- Beautiful open spaces of the Common close at hand

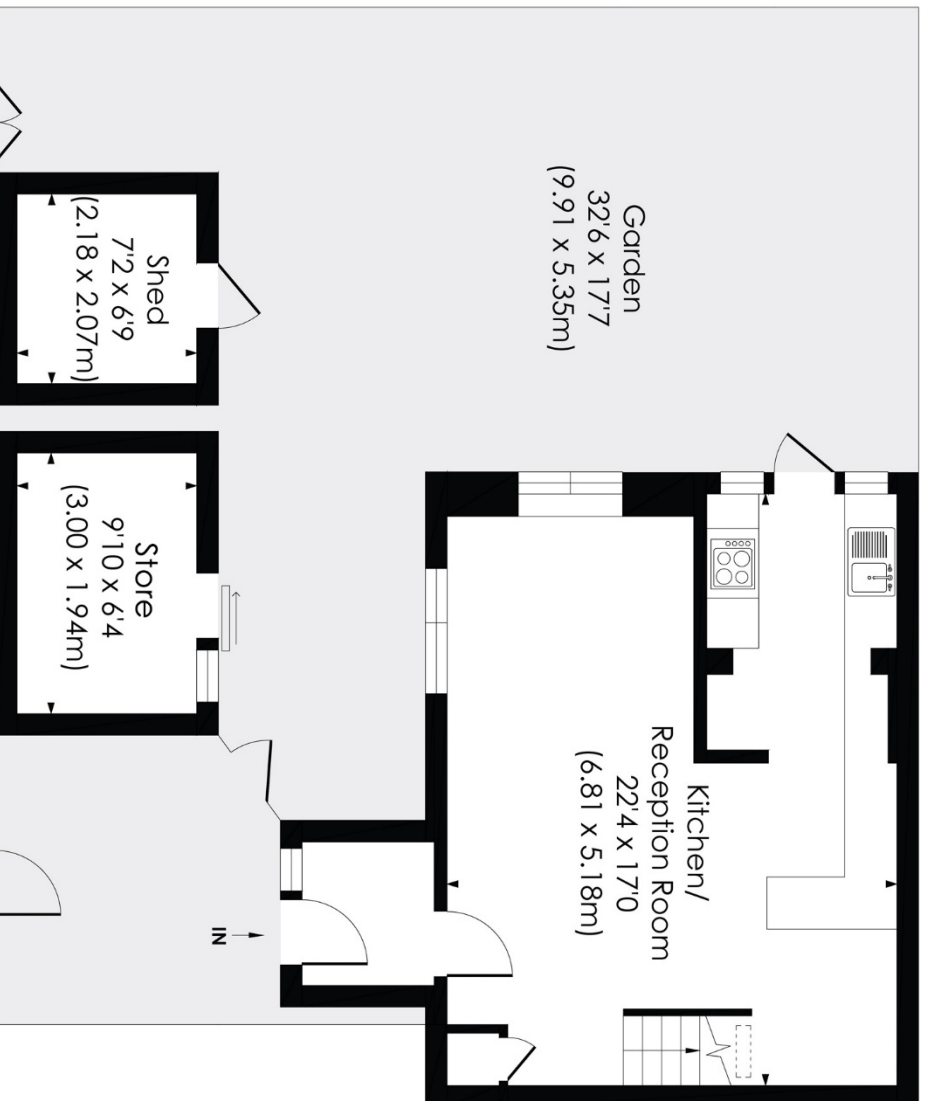
## BEDFORD HILL, SW12

Approx. Gross Internal Floor Area

711 Sq. ft/66.11 Sq. m



FIRST FLOOR



GROUND FLOOR