



**Ballater Road, SW2**

**£1,450,000**

**Dexters**



## Ballater Road, SW2

An immaculately presented and fully extended four-bedroom, three-bathroom family home, situated on the highly sought-after Ballater Road, a quiet residential street perfectly positioned between Clapham and Brixton.

The ground floor boasts a welcoming entrance hall leading to a bright double reception room with bespoke cabinetry and beautiful wood flooring and log burner. To the rear, a stunning open-plan kitchen and dining area has been extended to create a spacious and light-filled heart of the home, complete with high-end appliances, and bifold doors that open onto the west-facing garden.

The upper floors include three generously sized bedrooms (two with log burners), two modern bathrooms and a fitted office. The loft includes a luxurious principal suite with an en-suite bathroom. The house also has a well-equipped utility room, added storage and a W/C in the basement.

Offering a peaceful setting with convenient access to a wide array of local amenities. Residents benefit from excellent transport links, including the Northern Line, Victoria Line, and Overground services, ensuring swift connections across London. There are two on street charging points for electric cars.

### Features

- Four Double Bedrooms
- Three Bathrooms
- Downstairs WC
- Fully Extended
- Utility Room
- Private Garden





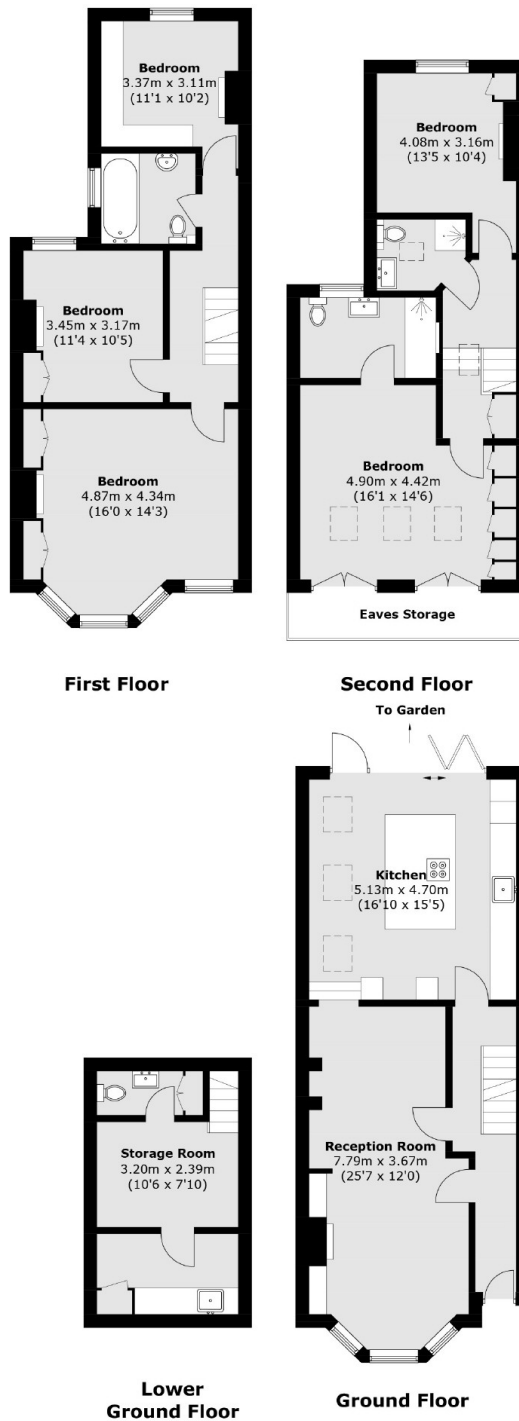








# Ballater Road, London, SW2



Total area (approx.): 178.6 sq. m (1,922.4 sq. ft)  
(Excluding Eaves)

## Dexters

Clapham High Street  
55 Clapham High Street  
London  
SW4 7TG  
Sales  
020 7483 6363

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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