

PORTERS ESTATE AGENTS
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO
SOLICITORS & NOTARY PUBLIC



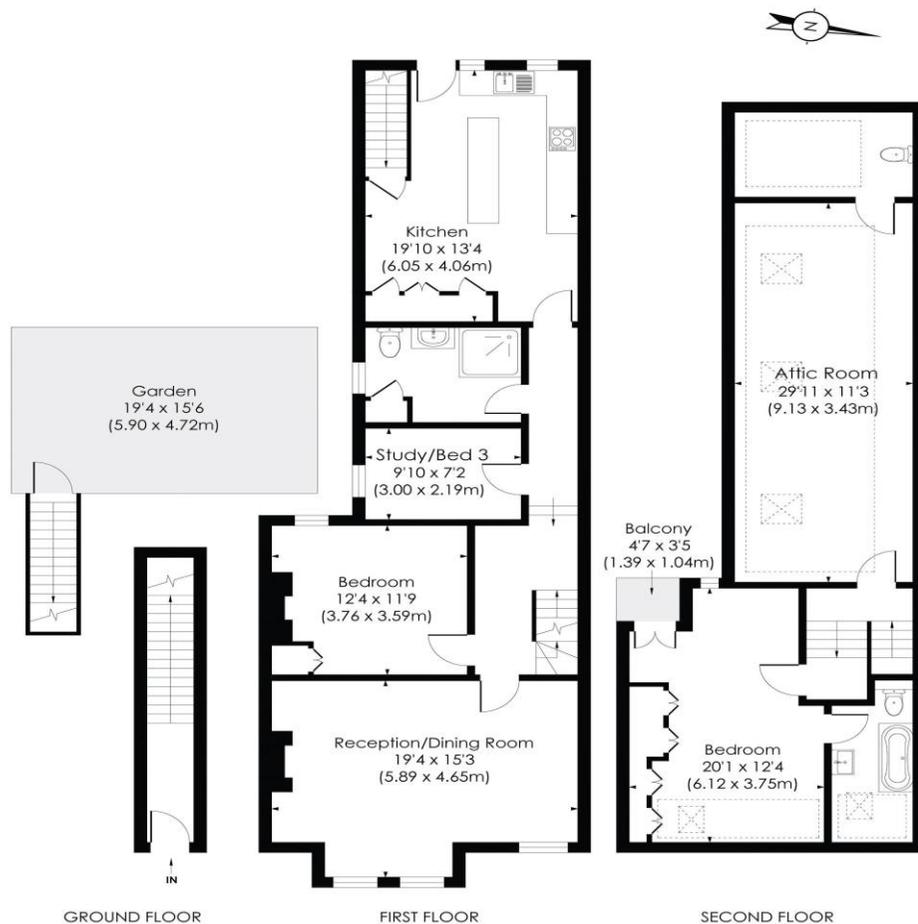
240 Balham High Road
London SW17 7AW
Tel: 020 8772 1004
www.portersbalham.com
info@portersbalham.com
DX: 41604 Balham



Boundaries Road, Balham. SW12 8HF. Guide Price £1,050,000

BOUNDARIES ROAD, SW12

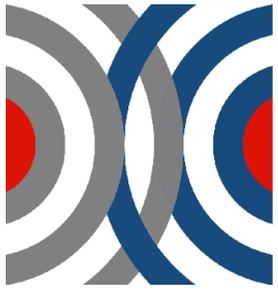
Approx. Gross Internal Floor Area
1825 Sq. ft/169.53 Sq. m (incl. attic space)



We are pleased to offer this stunning 3-bedroom split level apartment, with SHARE OF FREEHOLD. Offering; elegance, tranquillity, generously proportioned with access to garden and a petite balcony for enjoying an evening sun downer! Step through your own front door into a world of sophistication, where space and natural light intertwine seamlessly. Each room is light and airy and with the benefit of a magnificent en suite bathroom, the primary bedroom becomes a sanctuary of indulgence and escape. Equipped with top-of-the-line Fisher Paykel appliances, pleasing even the most discerning chef. The elegant, bright reception room beckons you to unwind with its original fireplace and quality wooden floor. Venture up to the second floor and discover a hidden gem - a 30' loft/eaves room, waiting to be transformed into your ideal space. Just outside your door, you'll find yourself amidst the vast open spaces of Wandsworth Common, inviting you to embark on delightful strolls or picnics with loved ones. For those craving the excitement of city life, Balham's tube and rail stations are within easy walking distance, granting you effortless access to all that London has to offer. But the wonders of this home don't end there. Step outside and be enchanted by the shared garden, where blooming flowers and lush greenery create an oasis of serenity. Imagine lazy Sunday afternoons spent lounging with a good book or hosting al fresco gatherings with friends.

- Split Level Three Bedroom Maisonette
- Share of Freehold (no service charge or ground rent)
- Huge loft room ideal for work/home space
- Suntrap shared rear garden and second floor balcony
- Luxury appointed kitchen/breakfast room
- Two bathrooms (One en suite)
- Elegant and bright reception room
- Fisher Paykel built in kitchen appliances
- Walking distance to Balham tube/rail stations

Council Tax: London Borough of Wandsworth Band E
£1,219.00 for 2023/2024.



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.portersbalham.com
info@portersbalham.com
DX: 41604 Balham