Keating K Estates

Ritherdon Road, Balham, SW17

1 bedroom flat - conversion for sale

£410,000

Leasehold

Property Details

A stylish one bedroom apartment enjoying direct access to a generous residents' garden, within the sought-after Heaver Estate Conservation Area. The impressive reception room boasts striking lofty ceilings with a large skylight. Abundant natural light floods the space with floor-to-ceiling glazing and a glass door opening to the garden, creating a wonderfully airy atmosphere. Engineered wooden flooring flows through to a defined dining area, set against an attractive exposed brick wall, ideal for entertaining or home working. The dining space leads into a contemporary kitchen, thoughtfully designed with sleek cabinetry, integrated appliances, a waterfall worktop and stylish herringbone splashback. A window above the sink provides garden views. The bedroom is also quietly arranged to the rear, finished in calming tones with cosy carpets, lofty ceilings and space for wardrobes. The bathroom is also tasteful with a bathtub and overhead rainfall shower. A useful storage cupboard sits in the entrance hall. The apartment benefits from direct access to a large residents' garden, featuring a paved patio leading to a raised lawn bordered by mature shrubs, ideal for relaxing or entertaining.

Council tax band B EPC rating C (70)

Features

- One bedroom
- Direct access to a large residents' garden
- Victorian conversion
- Tastefully presented throughout
- Quietly set to the rear of the property
- Sought-after Heaver Estate
- Short walk to Balham and Tooting Bec High Streets
- Tooting Bec Common a five-minute stroll
- Northern Tube Line and trains
- Chain-free

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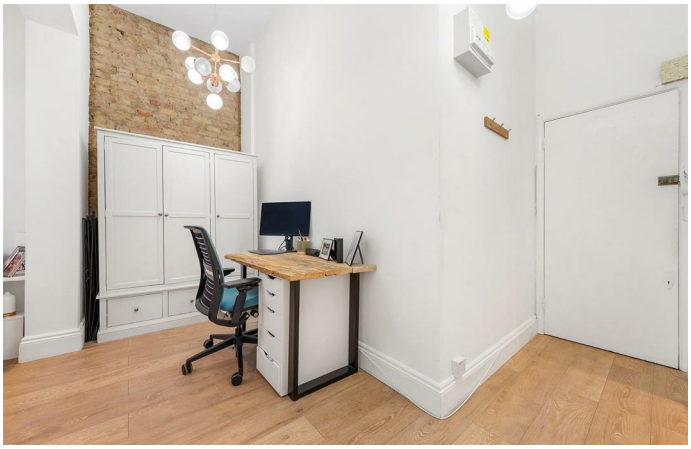

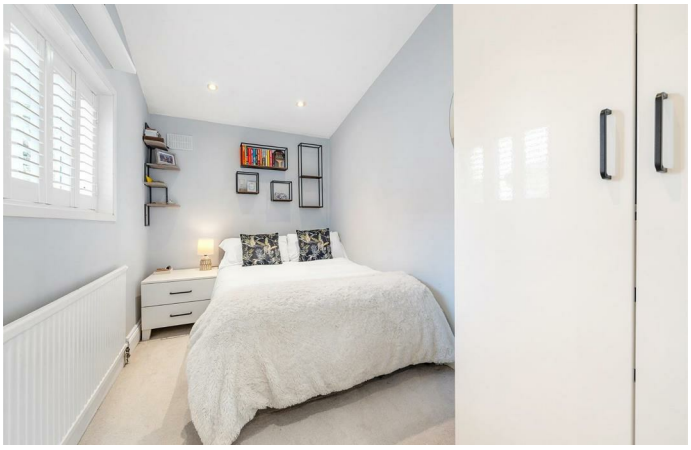

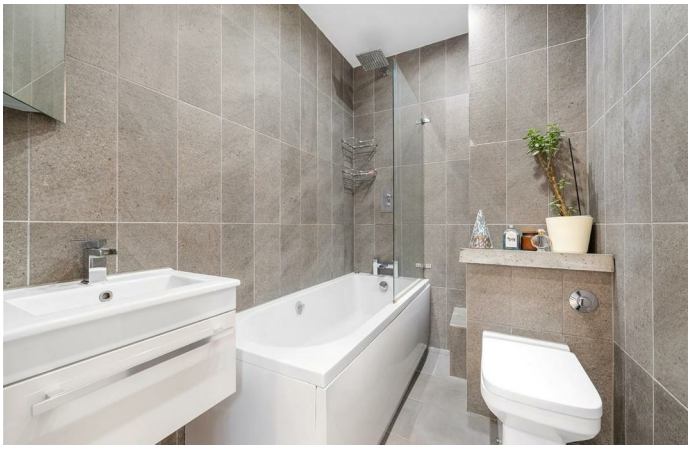

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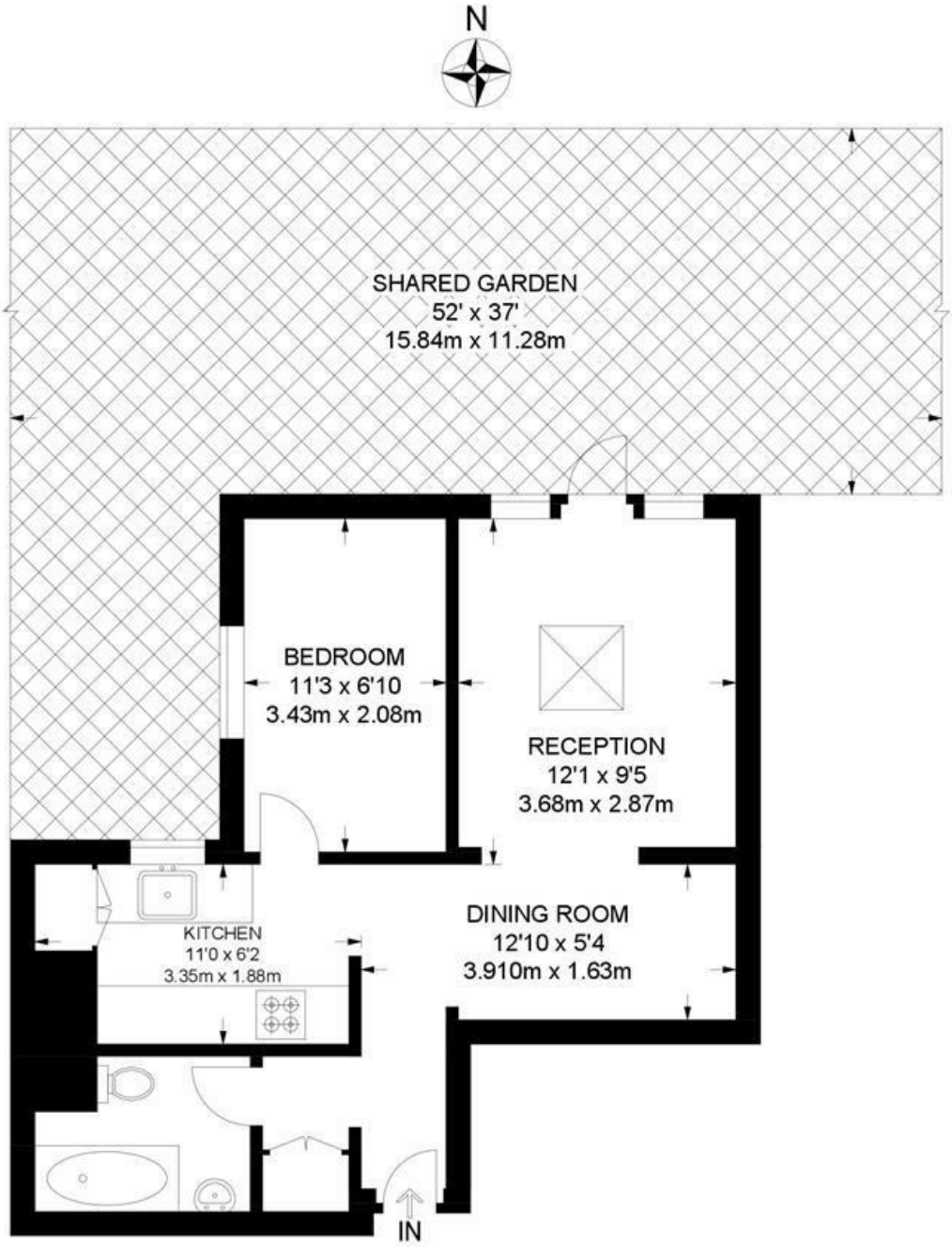
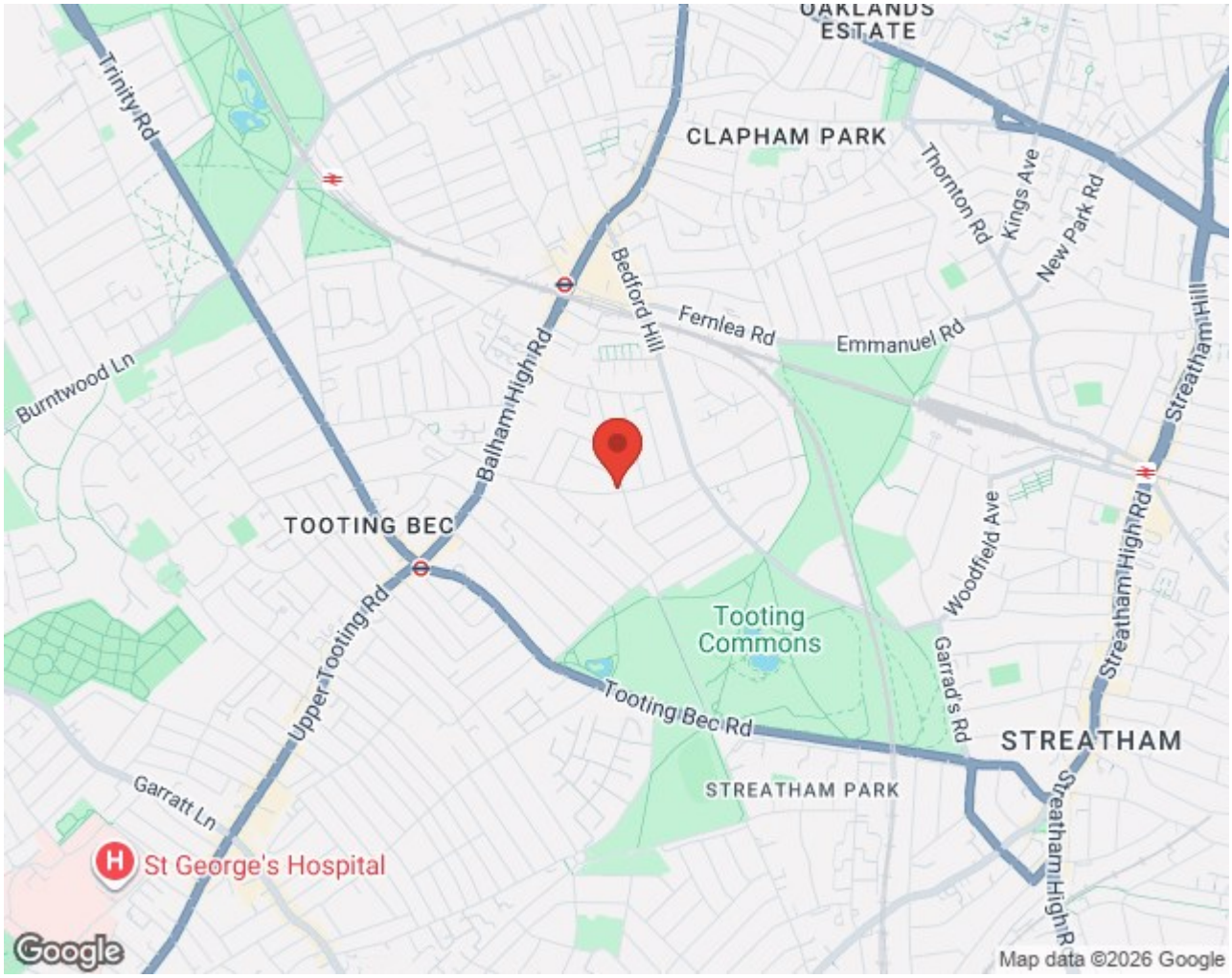
APPROXIMATE GROSS INTERNAL AREA: **422 SQ FT / 39.2 SQ M**



GROUND FLOOR

While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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