



Balham

London, SW12

Asking Price £700,000

A delightful two-bedroom, ground floor, Victorian garden apartment located in a very sought after location in Balham.

CHESTERTONS



Balham

London, SW12

- A delightful ground floor, garden apartment
- Located in a very sought after location in Balham
- Near the local amenities as well as the overground and underground stations
- Family sized bathroom which is decorated neutrally
- Open plan kitchen and living space
- Large private garden
- Newly refurbished



Introducing to the market this charming two-bedroom ground floor garden flat, ideally positioned in one of Balham's most sought-after locations.

This spacious home benefits from its own private entrance, opening into a welcoming hallway with attractive dark wood flooring. To the front of the property is a generous reception room, boasting high ceilings, a beautiful bay window, wooden flooring and ample space for additional storage.

The principal bedroom is a generous double with fitted wardrobes and enjoys direct access to a private decked terrace, which also provides practical bike storage. The second bedroom is another well-proportioned double, excellent for either a second bedroom or a home office.

The property further comprises a contemporary family bathroom and a stylish open-plan kitchen and dining/living space, thoughtfully designed for modern living and entertaining. Large, glazed doors open seamlessly onto a substantial private garden.

Balham is one of Southwest London's most desirable neighbourhoods, renowned for its vibrant atmosphere, outstanding selection of independent cafés, restaurants, bars and delicatessens, together with excellent local amenities. The property also benefits from superb transport connections, with both Balham Underground (Northern Line) and National Rail services, as well as Wandsworth Common station, all within easy reach, providing swift access into Central London and beyond.

NB - Some photos have been digitally enhanced.

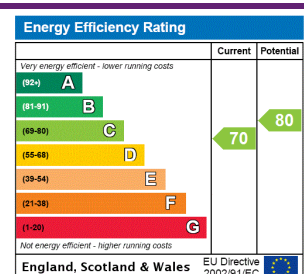
Tenure: Share of Freehold

Service Charge: £0

Ground Rent: £0

Local Authority: London Borough of Wandsworth

Council Tax Band: D



Chestertons Wandsworth Common Sales

Chestertons Estate Agents

4 Bellevue Road

London

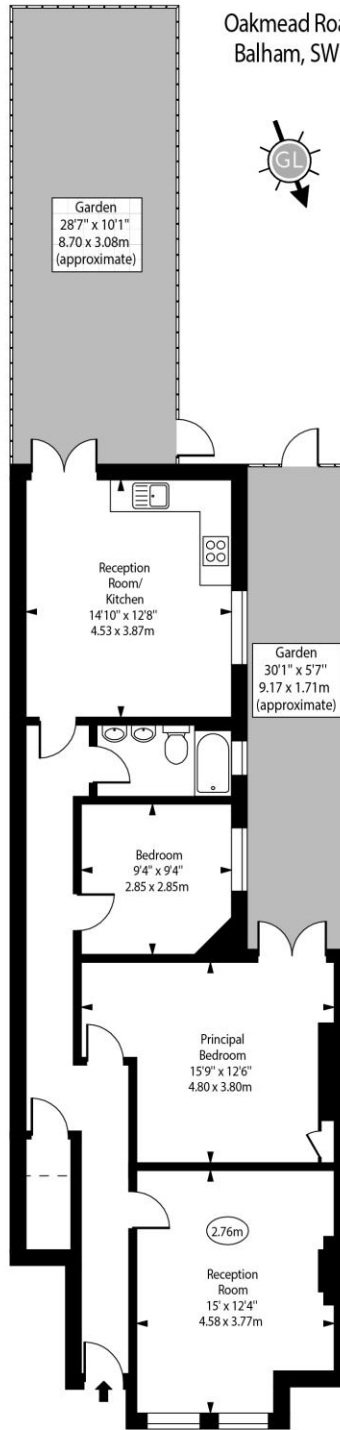
SW17 7EG

wcs.portals@chestertons.co.uk

[chestertons.co.uk](https://www.chestertons.co.uk)

○ - Ceiling Height

Oakmead Road,
Balham, SW12



Ground Floor

Approx Gross Internal Area 869 Sq Ft - 80.73 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
www.goldlens.co.uk
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