



EMMANUEL ROAD, SW12

£735,000

- Two Double Bedrooms
- Close Proximity To Common
- No Onward Chain

- Separate Kitchen & Living Room
- Full Width Private Garden
- EPC Rating: D





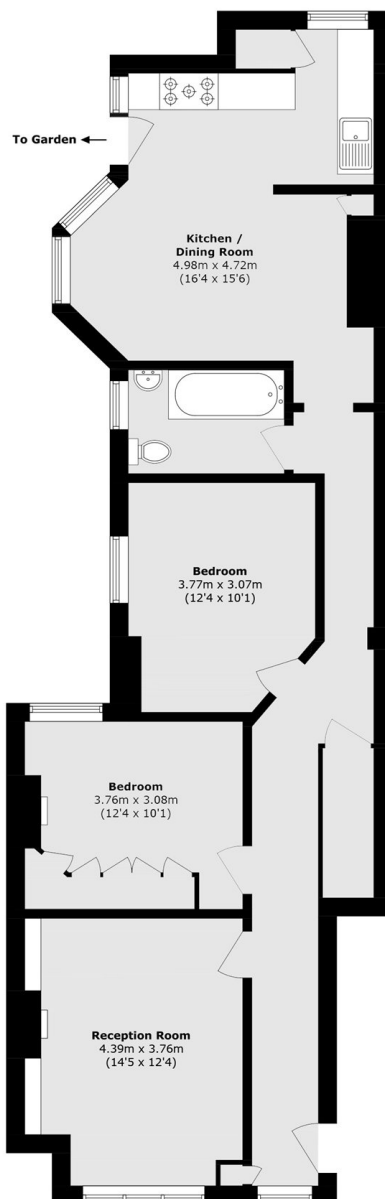
## ABOUT THE HOME

A well-presented two double bedroom ground floor garden maisonette overlooking Tooting Bec Common. This property has a separate kitchen and living room, a full-width private garden and no onward chain. It is also being sold with the freehold.

Emmanuel Road runs alongside the north side of Tooting Common, minutes away from the bustling centre of Balham with a vast array of shops, cafes and restaurants. Balham offers excellent transport links via the Northern line and Mainline stations.







Total area (approx.): 85.1 sq. m (916.0 sq. ft)

#### **JACKSONS BALHAM**

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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.