

## Bedford Hill, Balham, SW12

1 bedroom flat - conversion for sale

£410,000

Share of Freehold

### Property Details

A lovely one double bedroom flat with off-street parking, set within an impressive detached Victorian conversion on the highly sought-after Heaver Estate, set back from Bedford Hill and moments from the heart of Balham. This beautifully presented period home is filled with natural light, benefitting from high ceilings and an elevated first floor setting. The open-plan reception room is an inviting space, showcasing elegant coricing, a charming feature fireplace and a handsome bay of sash windows. The kitchen is neatly arranged to one end, finished in grey shaker-style cabinetry with integrated appliances, framing a sociable dining area, with the bay also lending itself to a potential dining nook if a different layout is desired. The double bedroom enjoys two sash windows and excellent fitted storage cleverly framing the bed. Centrally located, the bathroom is smartly finished with a contemporary walk-in shower. The layout has been thoughtfully designed to maximise space and flow, with minimal corridor space. Set within the Heaver Estate Conservation Area, the property is ideally placed within easy walking distance of Balham station and the vibrant array of local amenities.

Council tax band C      EPC rating (0)

### Features

- One double bedroom
- Detached Victorian conversion
- Off-street parking
- Beautifully presented
- Within the desirable Heaver Estate Conservation Area
- Central Balham a two-minute stroll
- Northern Line and trains a seven-minute walk
- Tooting Bec Common just up the street
- Share of freehold
- Chain-free

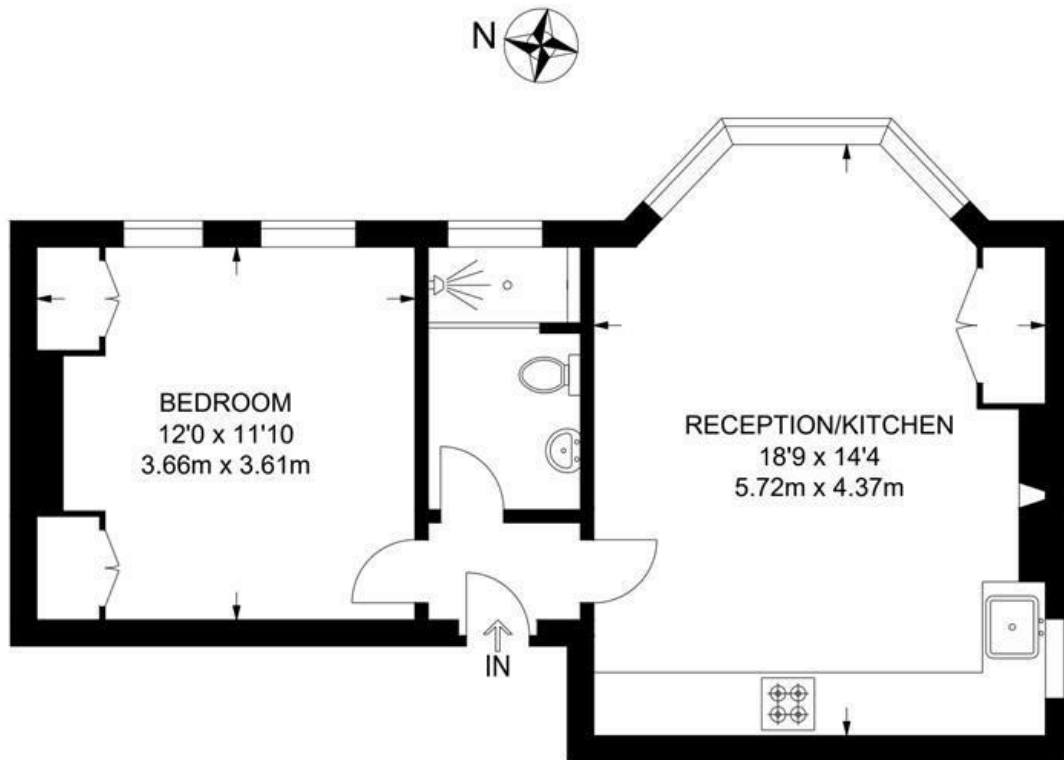


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### 1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 456 SQ FT / 42.4 SQ M



FIRST 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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