



**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



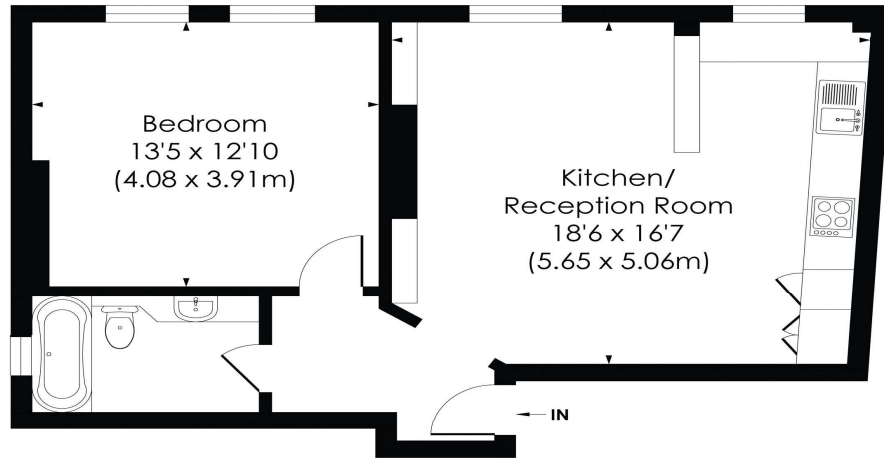
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# Balham High Road, Heaver Estate. SW17 7BG.

## BALHAM HIGH ROAD, SW17

Approx. Gross Internal Floor Area  
577 Sq. ft/53.61 Sq. m



FIRST FLOOR

Set within an attractive Victorian conversion, this stunning first-floor apartment enjoys a peaceful rear-facing position with lovely views over the communal garden. The bright and spacious open-plan reception room and luxury kitchen create a superb living and entertaining space, flooded with natural light and featuring integrated appliances, extensive floor-to-ceiling storage, and a newly installed boiler discreetly concealed within the cabinetry. The elegant bathroom offers a luxurious retreat, while the generous double bedroom benefits from large sash windows and a full wall of built-in storage. Outside, residents can enjoy the attractive communal garden, perfect for relaxing or entertaining, with optional bike storage available for purchase. Ideally located in the heart of Balham, the property is just a short walk from Balham's Northern Line and rail connections, with the expansive green spaces of Tooting and Wandsworth Commons.

- CHARACTER FIRST FLOOR CONVERSION
- SHARE OF FREEHOLD
- Large Reception / Kitchen Area
- Large Double Bedroom With Sash Windows
- Beautiful Tiled Bathroom Suite
- Sunny Communal Garden
- Easily Accessible To Northern Line and Overground Stations
- High Ceilings With Amtico Style Flooring Throughout
- Set Within Conservation Area : Heaver Estate

Council Tax: London Borough of Wandsworth  
Band B £793.60 for 2026/2027.

**£470,000. Share of Freehold**



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