

**Yukon Road, Balham, SW12**

2 bedroom flat - conversion for sale

**£725,000**

Share of Freehold

## Property Details

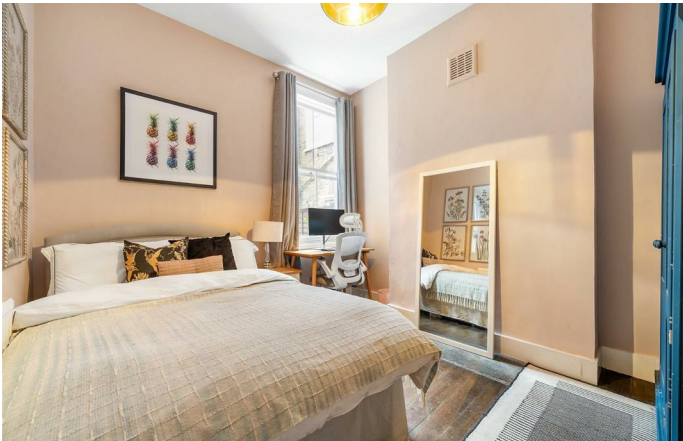
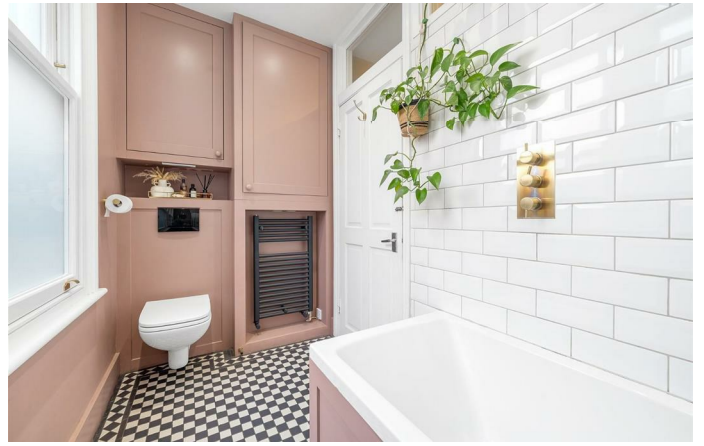
This beautifully presented two double bedroom garden flat is set within an elegant Victorian conversion on the highly sought-after Yukon Road in Balham. Blending timeless period charm with contemporary style, the property offers a warm and inviting setting perfect for modern living, complete with a private garden. At the rear of the home, a generous open-plan reception and kitchen creates a sociable and versatile living space, featuring sleek shaker-style cabinetry, integrated appliances and stylish finishes throughout. The reception room is bright and comfortable, with plantation shutters, exposed dark wood flooring and an attractive fireplace adding warmth and character. A door from the kitchen opens directly onto a private garden with paved seating areas, raised planters and timber screening, ideal for outdoor dining and entertaining. The stylish bathroom is beautifully finished with blush pink tones, patterned flooring and brass fittings. Both bedrooms are well-proportioned doubles, including a striking principal bedroom painted in an elegant deep blue with fitted alcove shelving.

Council tax band D    EPC rating C (77)

## Features

- Two double bedrooms
- South facing private garden and courtyard
- Victorian conversion
- Beautifully presented
- Superb blend of character and modern design
- Close to Balham High Street amenities, cafés and restaurants
- Walking distance to Clapham Common and Tooting Bec Common
- Walking distance to Clapham South and Balham stations (Northern Line & National Rail)

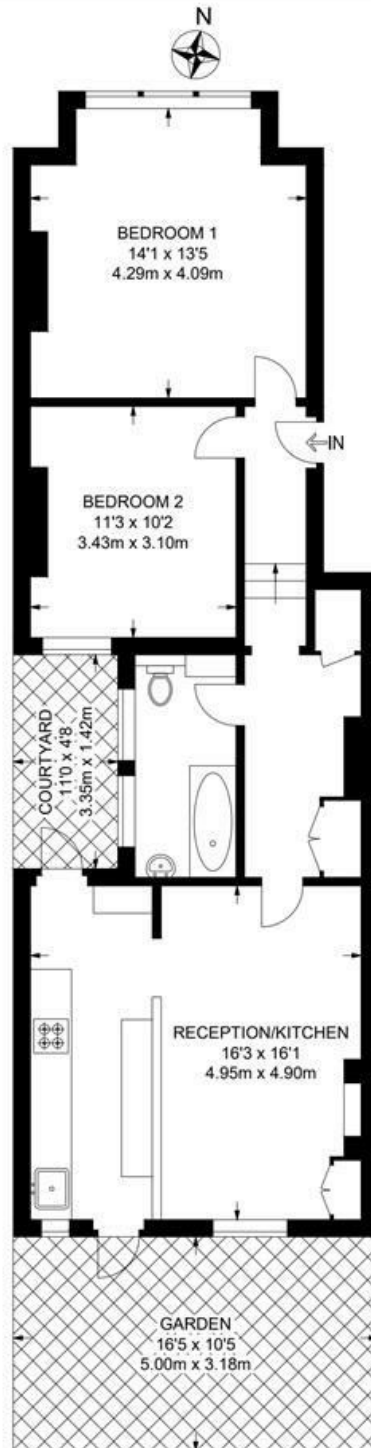




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**2 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: 734 SQ FT / 68.2 SQ M



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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