



MANVILLE ROAD, SW17

£595,000

- Heaver Estate
- Private Garden
- Potential To Extend (STPP)
- Ground Floor With Basement
- 948sqft
- Energy Rating: C



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## ABOUT THE HOME

A rare opportunity to acquire the entire ground floor of an imposing Victorian house with sole use of the entire garden. The property has an incredible front room, currently being used as a bedroom, with a bay window and high ceilings. There is an open plan kitchen/living space with doors out to the garden. The room to the rear, which is currently used as an additional living space, could be a further bedroom and there is also a bathroom and a cellar, ideal for storage or a utility room. The property already spans circa 950sqft and still offers potential to extend, subject to the usual planning consents.

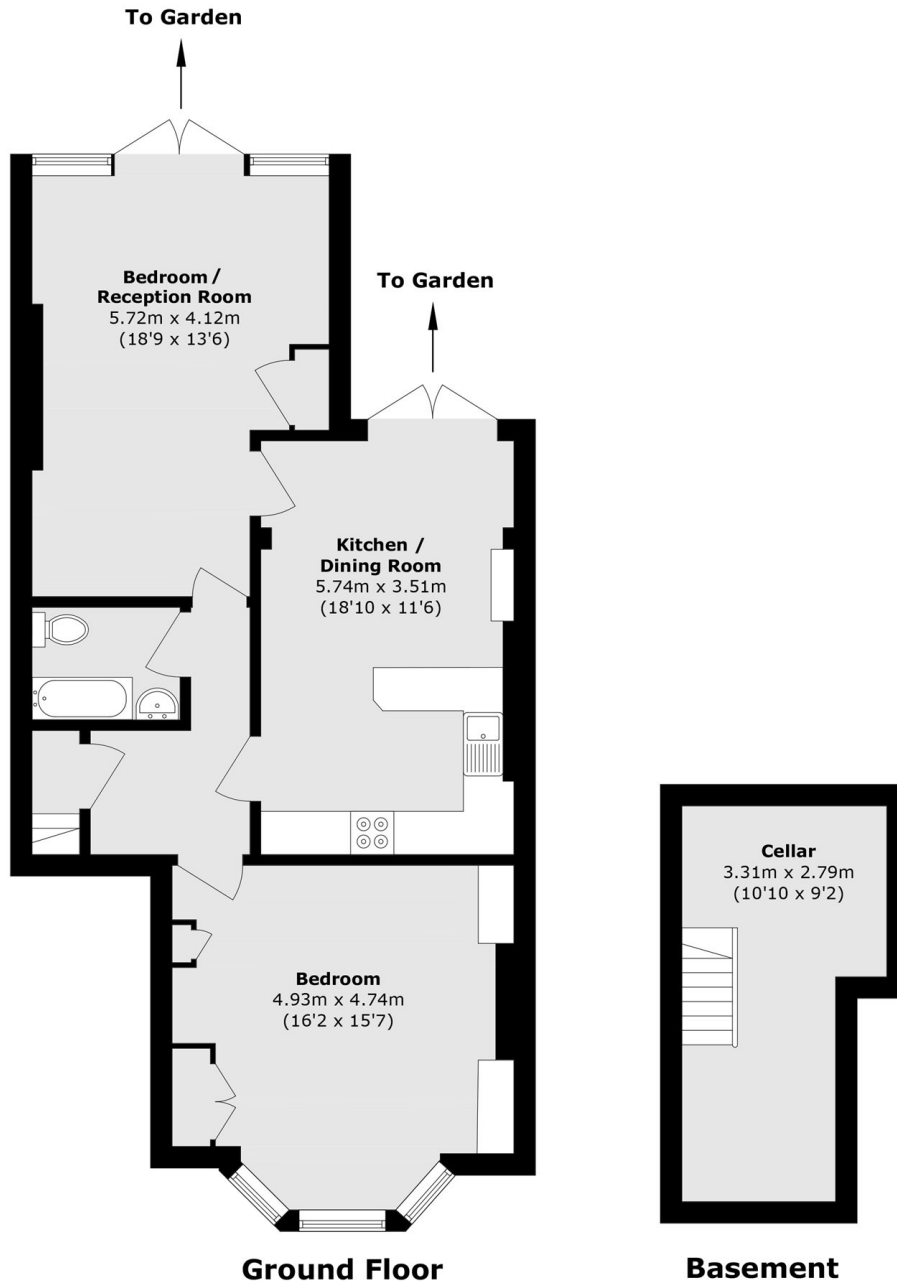
Manville Road is very well located within the much sought after Heaver Estate conservation area. There is a variety of shops, bars and restaurants located within easy reach as well as the open green spaces of Tooting Bec Common. There are also excellent transport links into central London provided by the Northern Line tube as well as overground services conveniently located at Balham and Tooting Bec stations.











Total area (approx.): 88.1 sq. m (948.3 sq. ft)

#### JACKSONS BALHAM

8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

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.