



ENDLESHAM ROAD, SW12

£845,000

- Two double bedrooms
- Private west facing garden
- Share of Freehold
- Victorian conversion
- Outhouse
- Energy rating: C





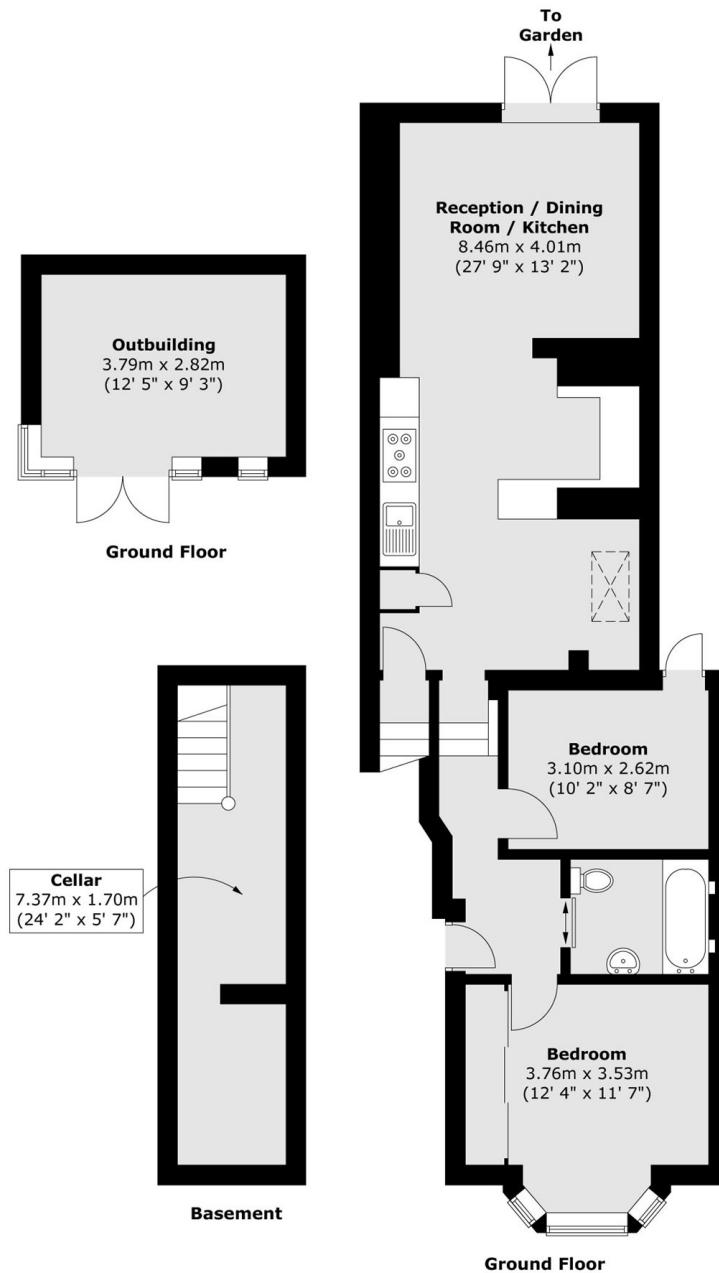
## ABOUT THE HOME

A charming two bedroom ground floor garden flat, located in central Balham. The property has been recently renovated to a lovely standard, featuring an open plan kitchen living space at the rear, leading onto a large private west-facing garden. There is also a modern outbuilding with electricity and heating, perfect for a separate office space

Located on a popular road in the desirable Nightingale Triangle in Balham, this property is perfectly situated for easy access into Balham where there is an excellent array of shops, bars and restaurants on offer. The wide open spaces of Tooting Bec Common and Wandsworth Common are also close by, as are the excellent transport links including Balham mainline and underground stations.







Total area (approx.) : 78.1 sq. m (841 sq. ft)  
 Total outbuilding area (approx.) : 11 sq. m (118 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.