



## BEDFORD HILL, SW12

£725,000

- Two bedrooms
- Victorian conversion
- Private south facing garden
- Excellent condition
- Share of freehold
- Energy rating: D





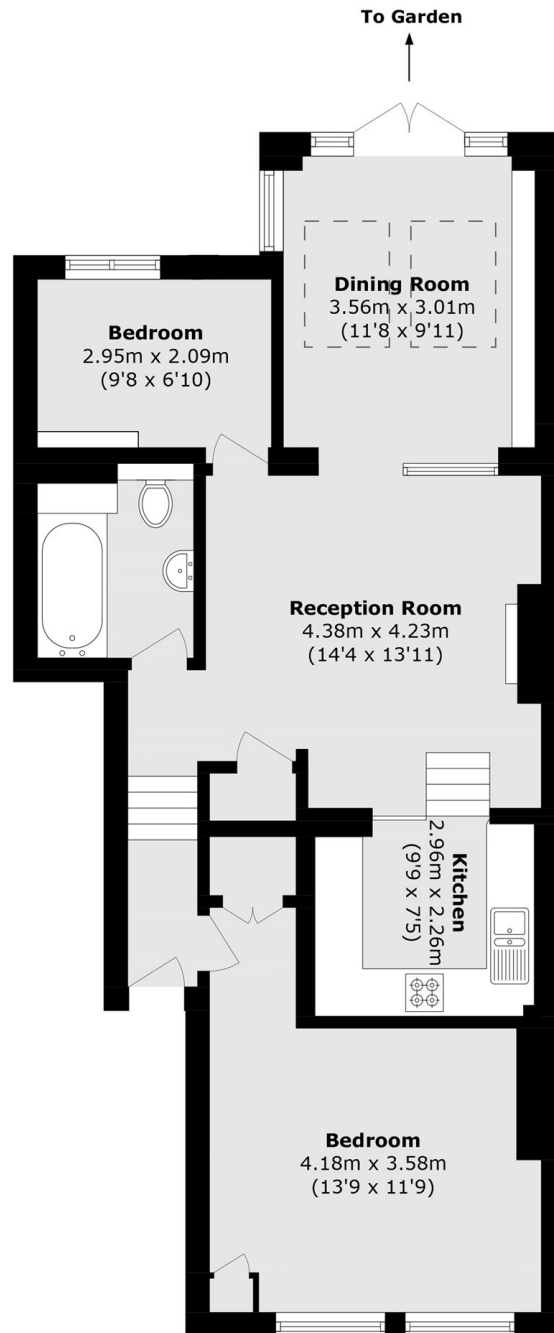
## ABOUT THE HOME

A charming two bedroom ground floor garden flat in a beautiful double fronted Victorian building, located in Central Balham. The property has a unique semi-open plan living area, with split level modern kitchen. It features a separate dining area, leading on to a large and landscaped South West facing private garden. It also benefits from having a share of the freehold

Located on Bedford Hill this property is well situated for easy access into Balham, where there are a host of amenities on offer including shops, bars, restaurants and supermarkets. Balham mainline and underground stations are also close by and Tooting Bec Common is just moments from the front door.







Total area (approx.): 73.6 sq. m (792.2 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.