



Byrne Road, Balham, SW12

1 bedroom flat - conversion for sale

£565,000

Share of Freehold

Property Details

An exceptionally large one double bedroom garden flat, set within an attractive Victorian property on desirable Byrne Road. Offering impressive proportions, a South-West facing garden and potential to create a second bedroom via a side extension, subject to permissions. The reception boasts high corniced ceilings, wooden flooring, feature fireplace and bay sash window, with shelving and storage flanking the fireplace. The separate kitchen has a charming country feel, with Shaker cabinetry, wooden worktops, open shelving, tiled splashbacks and breakfast bar. The exceptionally large bedroom features high corniced ceilings, an arched brickwork fireplace feature and double sash windows, creating a bright and characterful retreat. The South-West facing garden offers a large timber deck, second gravelled seating area, mature planting, shed and side access for bikes and prams. A neutral bathroom, separate WC and cellar add practicality, while the front garden offers potential for on-site parking, subject to permissions.

Council tax band C

EPC rating E (52)

Features

- Large double bedroom
- South-West facing garden
- Double-fronted Victorian conversion
- Over 800 square feet
- Potential to extend STNP
- Central Balham a five-minute stroll
- Tooting Bec Common a three-minute walk
- Balham Stations (Northern Line & National Rail)
- Share of freehold
- Chain-free

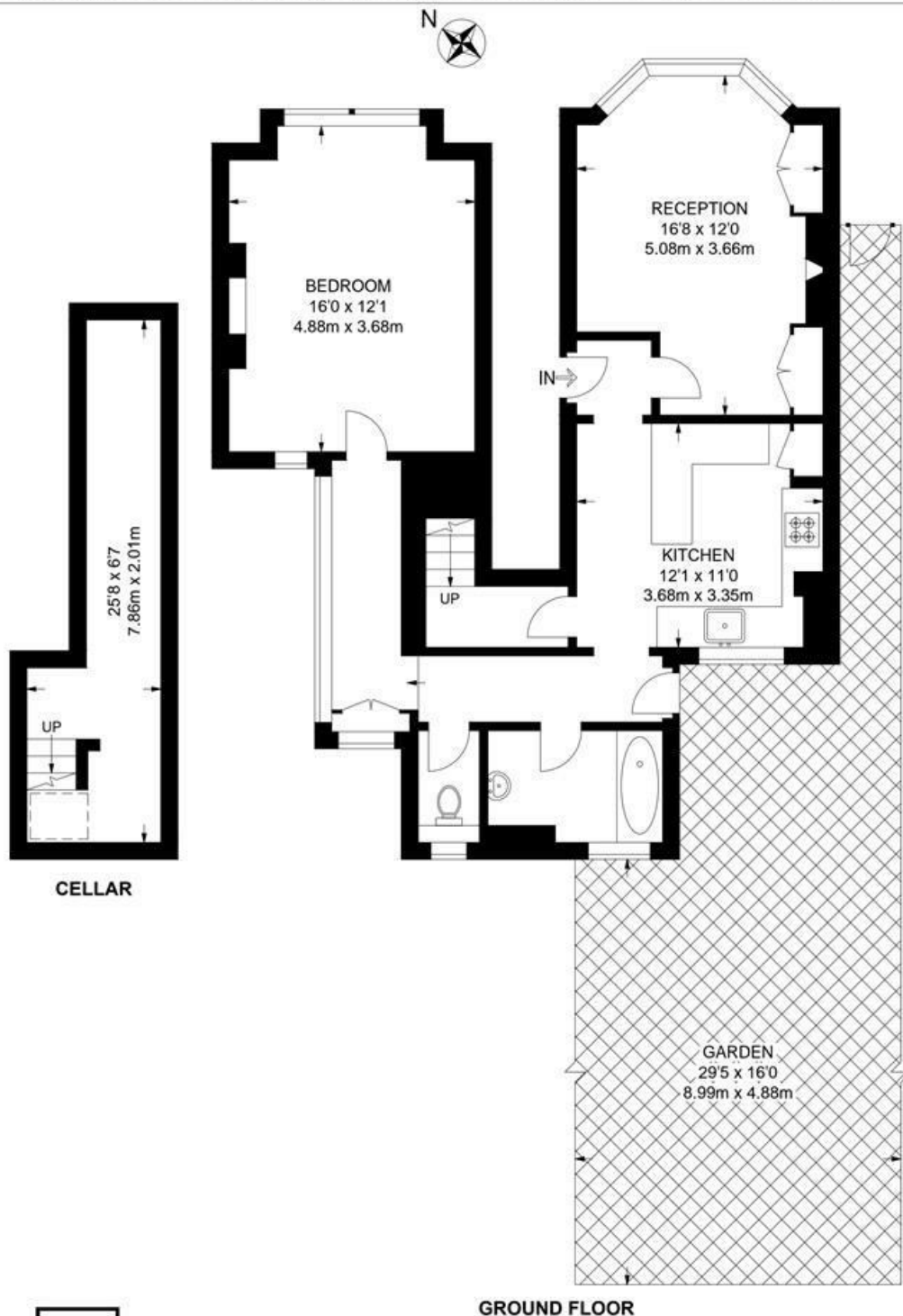


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1 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **846 SQ FT / 78.6 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **727 SQ FT / 67.5 SQ M**



GROUND FLOOR



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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