



Mayford Place

BALHAM SW12

A quieter kind of London house

Low, lateral and private

Mayford Place brings a fresh architectural perspective to Balham's coveted Nightingale Triangle. Rather than squeezing standard multi-storey townhouses onto the plot, these two single-storey homes are shaped around privacy, natural light, and an easy connection between inside and out.

Every square foot is planned around the details that shape how we actually live: the morning light, the flow of fresh air, room to gather with family and friends or slip away to a quieter corner, and storage that has genuinely been thought through. The result is a secure, peaceful home that feels natural and intuitive at every stage of life.

Two homes, one calm setting

- A pair of single-storey, three-bedroom homes set back in a private enclave.
- Modern living layout with light-filled open-plan kitchen, dining, and living spaces for effortless flow.
- Private individual gardens complemented by a shared landscaped courtyard.
- Secure gated entrance with video-entry system, fob access, and comprehensive CCTV provision.
- Completely gas-free living: high-efficiency air-source heat pumps, Mechanical Ventilation with Heat Recovery (MVHR), and high-performance triple-glazed timber windows.
- Intelligent smart-home controls with built-in infrastructure for solar PV panels and battery storage.



Artistic impression of exterior and entrance gates

Perfectly placed with nature all around & Balham on the doorstep

Mayford Place sits in Balham's Nightingale Triangle, a well-connected pocket of south-west London with the everyday usefulness of Balham High Road, fast links into central London, and a choice of open green space close at hand. Tooting Bec Common, Wandsworth Common and Clapham Common are all within reach, giving room for children, dogs, running, weekend walks, tennis, picnics and summer afternoons. It's the kind of location that works for the school run, the working week, weekends and visiting family.







A lively and well-connected neighbourhood

Beyond the gardens is a proper neighbourhood, not just a postcode with good transport. The streets around Mayford Place balance quiet residential calm with quick access to the best of Balham, Clapham and Wandsworth.

The Commons

Three of London's great green spaces sit on the doorstep: Tooting Bec, Wandsworth and Clapham Commons, together giving hundreds of acres to roam.

Everyday Balham

Balham High Road keeps the practical side of life close to hand: artisan bakeries, boutique shops, organic grocers and independent cafés.

Connected London

Balham Station gives fast, direct links to the City and West End via the Northern line and National Rail. Wandsworth Common Station connects easily to the wider rail network, including a quick hop to Clapham Junction and the Overground.

Schools

01. Henry Cavendish
02. Alderbrook, Ravenstone
03. Holy Ghost Catholic Primary
04. Chestnut Grove Academy
05. La Retraite

Bars & Restaurants

06. The Ivy
07. Trinity
08. The Bolingbroke Pub
09. Chez Bruce

Cafés & Patisseries

10. Gails
11. Ole & Steen

Grocers & Florists

12. Waitrose
13. Little Waitrose
14. M&S Food
15. Bellas



Built around the garden

At Mayford Place, the outdoor spaces aren't an afterthought, they're at the centre of the design. Private gardens, a richly planted communal courtyard, biodiverse green roofs, and a soft landscaped path from the street to your front door all work together: a secure, protected setting where children can play freely and adults have a calm, natural backdrop for dining, reading, and entertaining.

The architecture stays quiet and understated, letting the landscape do the visual work. The exterior palette pairs classic light London stock brick with green glazed detailing, textured brick accent panels, natural timber windows, and green aluminium rainwater goods for a soft, inviting feel.

Artistic impression of communal courtyard



*Open-plan living,
room for every occasion*



Artistic impression of
House Two living room

Spaces that evolve with your lifestyle

The open-plan kitchen, dining, and living room is the heart of the home: intimately comfortable on a quiet weeknight, yet ready to open up when family and friends are over. Wide sliding glazed doors lead straight onto the garden, drawing natural light and fresh air deep inside.

The three-bedroom layout is designed to flex. These generous rooms evolve over time, moving from children's bedrooms and nurseries to elegant guest rooms, a creative studio, or a home office. Single-storey living keeps everything accessible, with a real sense of space throughout.



*Flexibility
built in for life*



Artistic impression of
House One principal bedroom



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Warm, simple, and crafted to last

The interiors draw their inspiration directly from the natural materials of the courtyard and gardens. Tactile textures, warm timber veneers, and soft, neutral tones create a sophisticated environment that is highly durable.

Security & Access

- Secure gated entrance
- Video entry system
- Fob access
- CCTV provision
- Remote gate / door access
- Discreet media and connectivity infrastructure

Kitchens

- Bespoke kitchen cabinetry
- Tiled splashback
- White composite sink and brushed steel mixer
- Integrated appliances
- Warm under-cabinet lighting
- Open-plan family dining
- Direct connection to outside space

Bathrooms

- Porcelain tiled walls
- Stone-effect floor tiles
- Oak veneer vanity units
- Matt white stone countertop basins
- Full-width frameless mirrors
- Brushed steel showers and taps
- Brushed steel heated towel rails

Floors & Joinery

- Engineered timber flooring
- Wool carpets within bedrooms
- Wardrobes and storage provision
- Home office / workspace provision
- Oak veneer fitted joinery



Artistic impression of
House Two bathroom

Fresh air, steady warmth and a lighter footprint

At Mayford Place, the environmental engineering is built into the fabric of the building. The focus is on passive performance, good materials, and efficient systems that run quietly in the background, lowering running costs and lifting everyday comfort.

Advanced Ventilation (MVHR)

The Mechanical Ventilation with Heat Recovery system brings in a constant supply of fresh, filtered air while recovering heat from the air on its way out. That means fewer draughts, no stale air, and far less of the heat loss you get from opening a window.

Gas-Free Heating

Underfloor heating runs throughout the single-storey layout, powered by an efficient air-source heat pump that handles both space heating and hot water.

High-Performance Enclosure

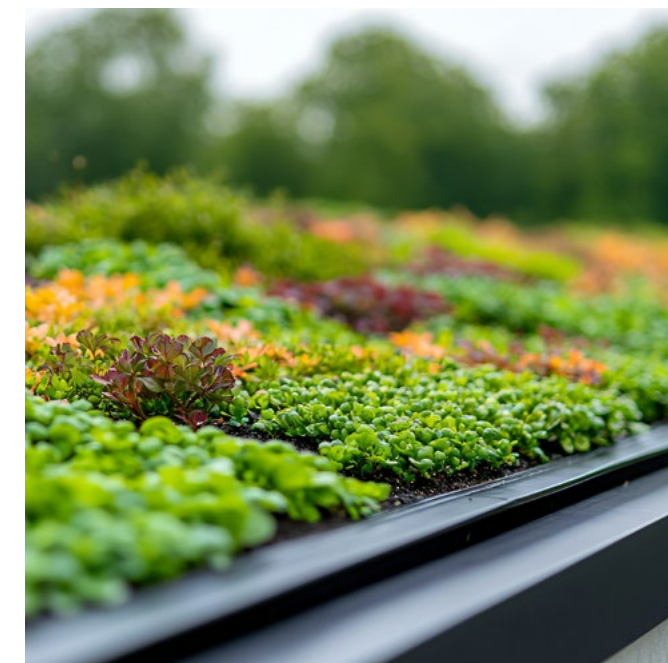
Triple-glazed natural timber windows give excellent thermal insulation and acoustic performance, keeping the interior quiet and warm.

Renewable Infrastructure

Built-in routing and provision for a solar PV array and battery storage give buyers a straightforward path to generating and storing their own energy.

Green Roofs & Biodiversity

Living green roofs help buffer rainwater, add natural insulation, and support local wildlife.



Add your personality

Buying early offers a rare chance to shape the interiors without touching the core architecture. Subject to construction timelines and procurement, early buyers can work with the design team to refine and personalise the final finishes.

What can be shaped

Bespoke joinery, custom storage layouts, wardrobe configurations, integrated media and audio systems, and selected finish upgrades, subject to technical review and specification.

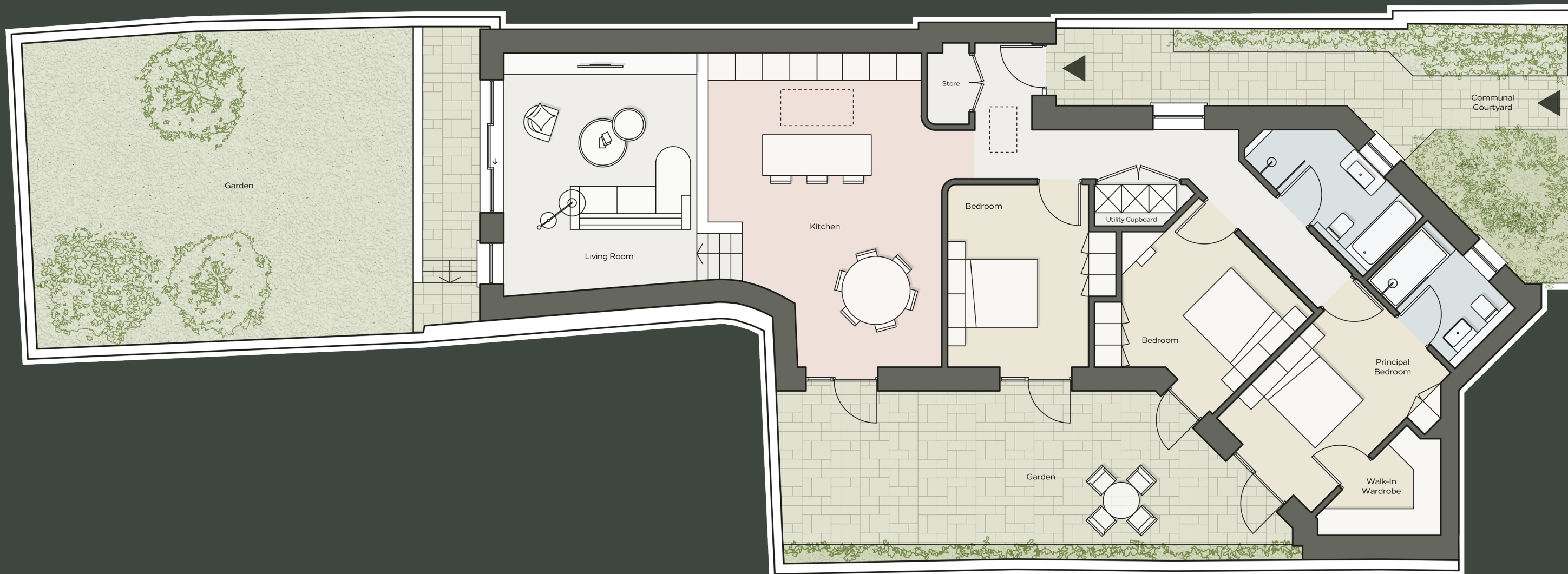
What is integral

The masterplanning, structural layout, and core architectural integrity stay unchanged, preserving the design's original cohesion.



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House One



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Proposed GIA
1453 sq ft / 135 sq m

Proposed West Garden
724 sq ft / 67.3 sq m

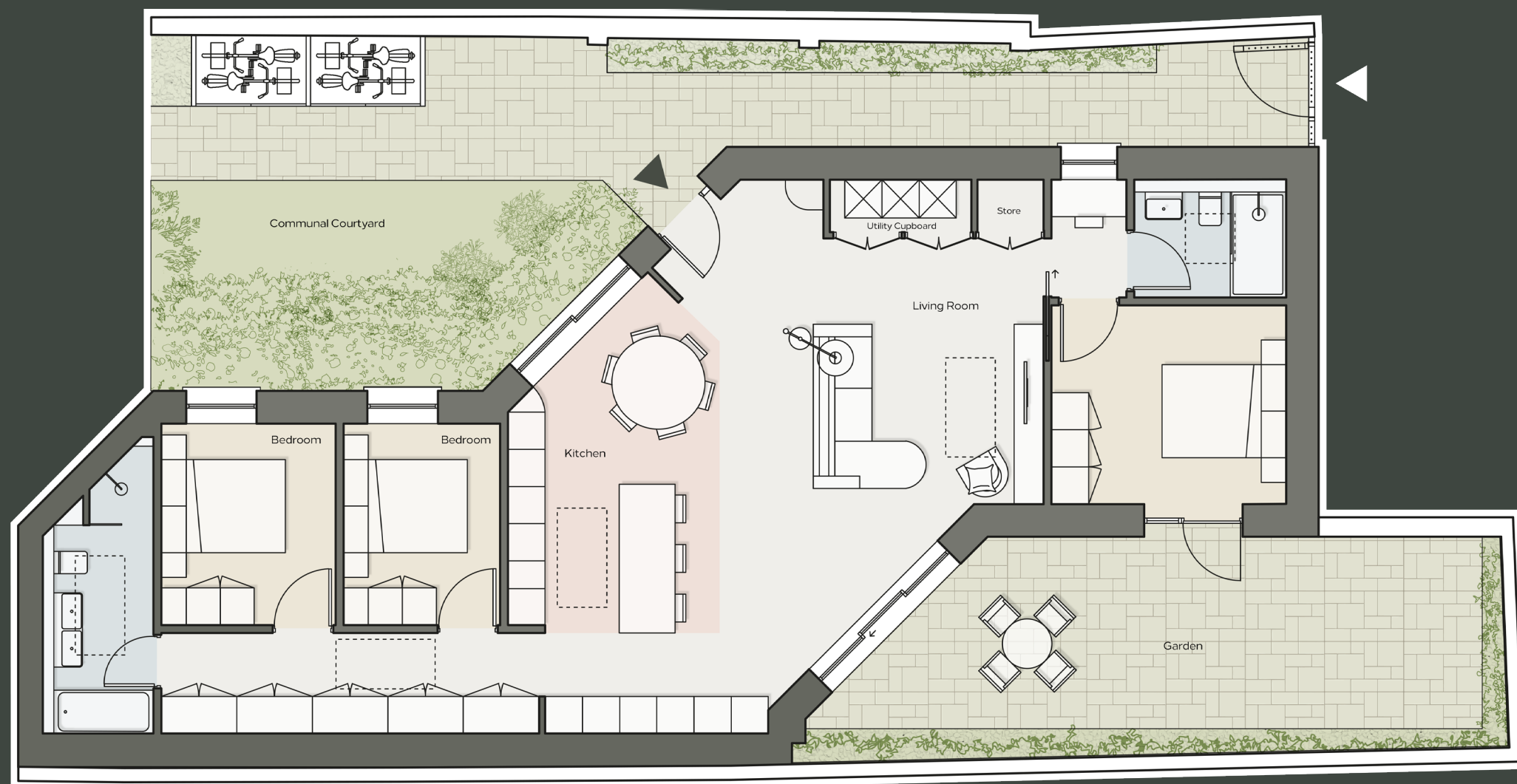
Proposed South Garden
4069 sq ft / 378 sq m

Guide Price
£1,550,000

Tenure
Freehold

Local Authority
Wandsworth

House Two



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Proposed GIA
1260 sq ft / 117.1 sq m

Proposed Garden
384 sq ft / 35.7 sq m

Guide Price
£1,395,000

Tenure
Freehold

Local Authority
Wandsworth



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