



SISTOVA ROAD, SW12

£1,695,000

- Victorian Semi-detached Home
- Five Bedrooms
- Utility Room in The Basement
- Roof Terrace
- Solar Panels
- Energy Rating: C





## ABOUT THE HOME

A charming five bedroom semi-detached Victorian family home on a highly sought after road in the heart of Balham. The property has been modernised by the current owners whilst preserving a large number of original features throughout.

Sistova Road is a popular road located in the centre of Balham. Residents have the benefit of easy access to the array of independent shops, bars and restaurants of Balham High Road and Hildreth Street. There are also a number of outstanding local schools in the vicinity including Henry Cavendish. Commuters have a number of options including the northern line via Balham Underground, the Southern Rail via Balham Station and a number of regular bus routes into the City.







Total area (approx.): 209.7 sq. m (2,257.1 sq. ft)  
 (Including Basement / Excluding Eaves)  
 Roof Terrace: 9.0 sq. m (96.9 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.