

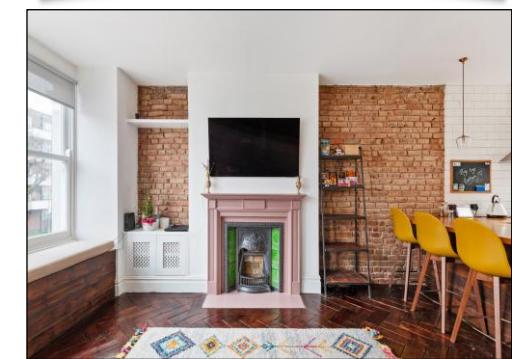
# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

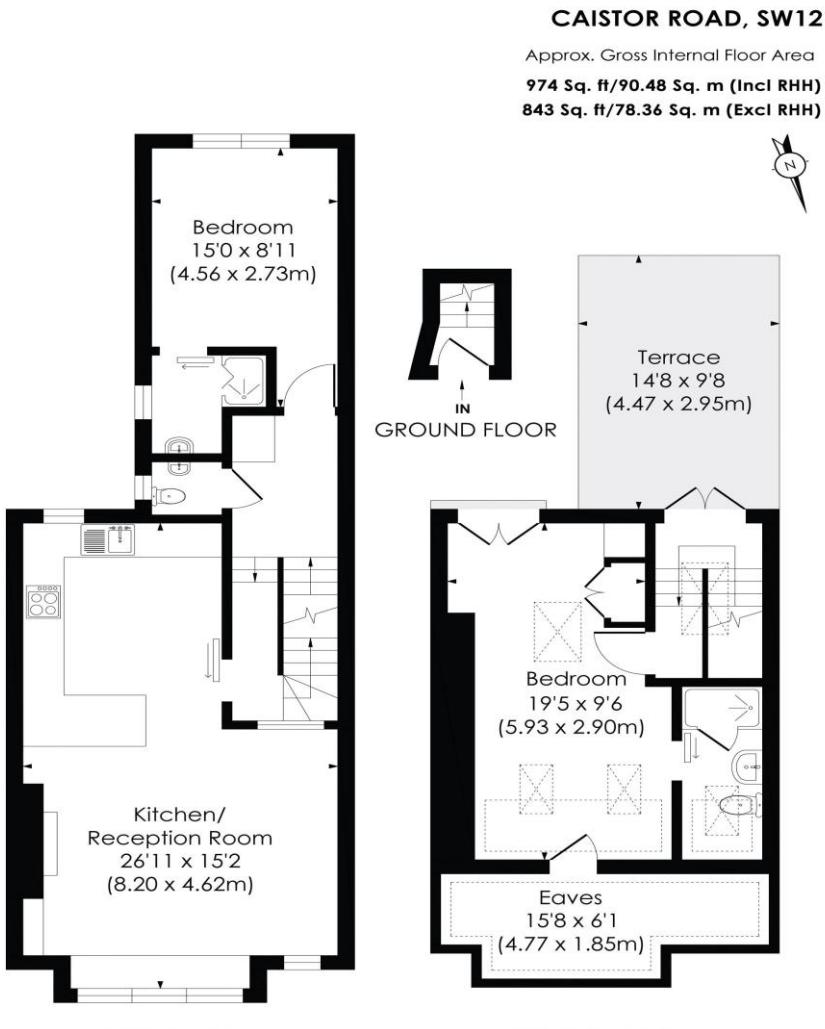
ANDREW CROFT & CO  
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# Caistor Road, Balham. SW12 8PZ.



Porters Estate Agents are proud to promote this exceptionally warm and inviting split level first floor maisonette. The owners have tastefully decorated this home, which features solid wood parquet flooring, original fireplace, large windows with a fabulous seating area underneath. The main living area is open plan boasting a seated bar area leading into the kitchen. This home would suit a professional couple / young family who are looking to make this into their home and enjoy the space that it offers and indeed the fabulous location being just within minutes of Balham and Clapham and the array of restaurants, bars, and open space on offer.

- Two Bedrooms
- Split Level First Floor Apartment
- Large Open Plan Reception / Kitchen Area
- Feature Fireplace
- Outside Terrace Area
- Great Storage
- Walking Distance to Balham and Clapham Northern Lines
- Fabulous Location Within Easy Reach of all Amenities

**Council Tax: London Borough of Wandsworth Band D £990.00 for 2025/26.**

**Available 7<sup>th</sup> March 2026**