

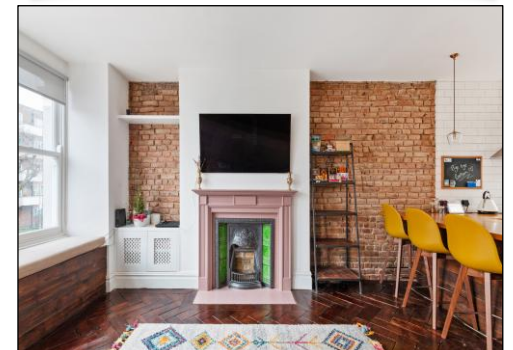


**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
Tel: 020 8772 1004  
[www.portersbalham.com](http://www.portersbalham.com)  
[info@portersbalham.com](mailto:info@portersbalham.com)  
DX: 41604 Balham



# Caistor Road, Balham. SW12 8PZ.

## CAISTOR ROAD, SW12

Approx. Gross Internal Floor Area

974 Sq. ft/90.48 Sq. m (Incl RHH)

843 Sq. ft/78.36 Sq. m (Excl RHH)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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**