



Malwood Road, Balham, SW12

6 bedroom house for sale

£1,850,000

Freehold

Property Details

This substantial six-bedroom period house offers close to 3,000 square feet of internal space, arranged over multiple floors with generous proportions throughout and a large private garden, presenting an exciting opportunity to modernise and create an impressive family home. Set behind an attractive façade, the property retains a wealth of character and scale, with two sizeable reception rooms featuring high ceilings and a bay window to the front, flooding the space with natural light. To the rear, a separate dining room leads to a kitchen with clear scope to reconfigure into an open-plan kitchen, dining and living space, subject to the usual consents, alongside a useful cellar for storage. The upper floors host six well-proportioned bedrooms across three levels, including a generous principal room, family bathroom, and a versatile second-floor layout with potential for multi-generational living or reconfiguration into a seventh bedroom. Further bedrooms are tucked beneath the eaves. The property offers a blank canvas for refurbishment, with a large private garden and off-street parking completing the appeal.

Council tax band G

EPC rating D (63)

Features

- Six double bedrooms
- Substantial Victorian freehold house
- Almost 3,000 square feet of internal space
- Large private rear garden
- Off-street parking
- Cellar
- Retains full footprint with excellent scope to extend (STPP)
- Close to Balham High Street amenities, cafés and restaurants
- Walking distance to Clapham Common and Tooting Bec Common
- Walking distance to Clapham South and Balham stations (Northern Line & National Rail)





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APPROXIMATE GROSS INTERNAL AREA WITH CELLAR: **2965 SQ FT / 275.4 SQ M**

APPROXIMATE GROSS INTERNAL AREA WITHOUT CELLAR: **2877 SQ FT / 267.3 SQ M**



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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