



Midmoor Road

London, SW12

Asking Price £765,000

An immaculate two double bedroom, ground floor maisonette with south facing garden located close to Balham Station. The property benefits from a large open plan kitchen/reception room with exposed brickwork and modern family bathroom.



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An immaculately presented two-bedroom ground floor maisonette, ideally located close to Balham Station and within the highly sought-after Hyde Farm area, moments from Tooting Bec Common. This beautifully finished home features two generously sized double bedrooms with fitted storage, a modern family bathroom, and an impressively spacious reception room with striking exposed brickwork and a charming wood-burning stove. The open-plan kitchen is fully equipped with integrated appliances, including a wine fridge, making it ideal for entertaining. The property further benefits from a private entrance, a south-facing garden, and is available on a furnished basis.

Tenure: Leasehold 174 years 11 months
Service Charge: £0
Ground Rent: £0
Local Authority: London Borough Of Lambeth
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate gross internal area
77.47 sq m / 834 sq ft

Key :
CH - Ceiling Height



Ground Floor

**Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only**