



ALDERBROOK ROAD, SW12

£950,000

- Four double bedrooms
- Two bathrooms
- Nightingale Triangle
- Share of freehold
- Beautiful finish
- Private roof terrace



ABOUT THE PROPERTY

Arranged over the first and second floor of a charming Victorian building, this four double bedroom conversion flat has been fully redesigned, including a sizeable loft extension creating an impressive principal bedroom, a stylish bathroom, a further double bedroom or home office, extensive eaves storage, and a private roof terrace.

Alderbrook Road is arguably one of the best positioned roads within the Nightingale Triangle, benefiting from close proximity to Clapham South tube and the Common. Just a few steps from this quiet residential street you will find a great buzz and selection of local businesses.



STEP INSIDE ALDERBROOK ROAD



Total area (approx.): 101.3 sq. m (1090.4 sq. ft)
Terrace area (approx.): 3.1 sq. m (33.4 sq. ft)
(Excluding Eaves)

Balham & Clapham South
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Energy Rating: C 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

**MARSH &
PARSONS**