



# James Pendleton

Estate Agents



## Ritherdon Road Balham SW17

£1,250,000

A stunning Victorian house on a beautiful tree-lined road located in the Heaver Conservation area. The property has generous accommodation exceeding 2,650 sq ft with five double bedrooms, generous entertaining space and a delightful secluded garden.

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## ACCOMMODATION

- An attractive Victorian house in the desirable Heaver Estate
- Well balanced accommodation exceeding 2,650 sq ft
- Period features throughout including ornate cornicing and beautiful fireplaces
- An inviting entrance hall with the original Victorian tiled flooring
- An elegant reception room and separate dining room
- Extended kitchen breakfast room
- Downstairs guest cloakroom
- A cellar providing ideal storage space
- Five generous double bedrooms
- Stylish master bathroom with a roll top bath and separate shower
- Second bathroom and separate WC
- Laundry room
- Loft storage
- Secluded rear garden with lawn and a raised decking area
- Located on a popular tree lined residential street
- Close proximity to Balham and Tooting Bec Underground stations and Balham Mainline station

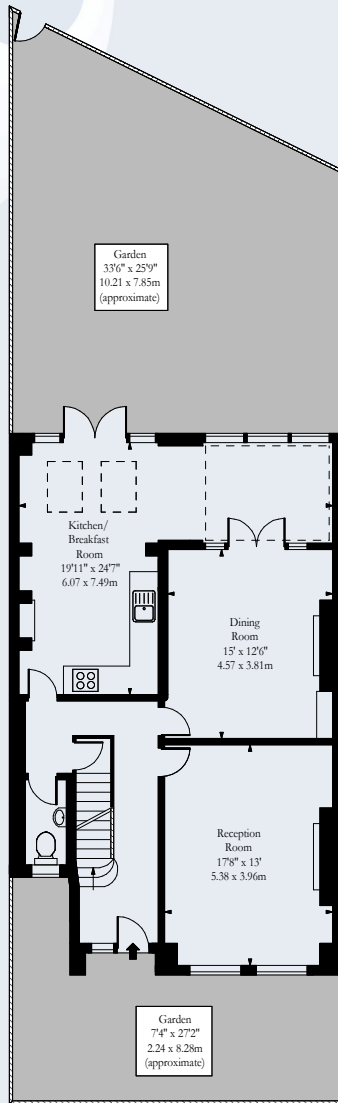




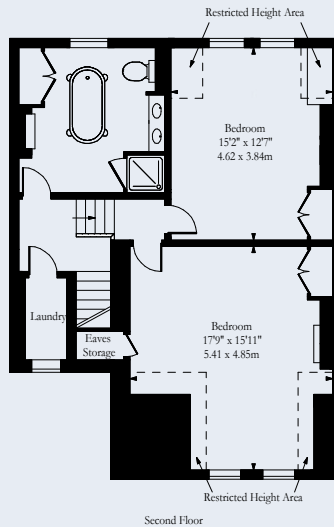
James Pendleton take immense pleasure in offering to the market an absolutely stunning Victorian house in the highly desirable Heaver Estate. The house was one of the first houses to be built on Ritherdon Road after development permission was granted to Alfred Heaver in 1890. This substantial house offers spacious, well balanced accommodation exceeding 2,650 sq ft. The property is beautifully presented yet retains a wealth of charm and character including stained glass windows, period fireplaces and high ceilings throughout with ornate cornices and plaster work. The attractive front door with stained glass panels opens into an inviting entrance hall with the original Victorian tiled flooring. To the front of the property is an elegant reception room with exquisite corncing and an imposing marble fireplace, directly behind is a second reception room, currently used as a dining room which leads through to the extended kitchen breakfast room. The stylish kitchen can be accessed through the dining room and the hallway and has integrated appliances and ample space for a dining table. French doors lead out to the secluded and very sunny rear garden, which is laid largely to lawn with mature borders and a decked seating area. Also on the ground floor is a guest cloakroom and a cellar which provides ideal storage. The upstairs accommodation comprises five generous double bedrooms serviced by two bathrooms, the larger of the two being very stylish with a roll top bath and separate shower. There is also a separate WC, a laundry room and loft storage. This fine house is located on a pretty residential road, close to the green open spaces of Tooting Bec, Wandsworth and Clapham Commons. Balham and Tooting Bec Underground stations as well as Balham's mainline station (to Victoria via Clapham Junction) are all within close proximity, as are the schools, restaurants, shops, supermarkets and leisure facilities local to the area.



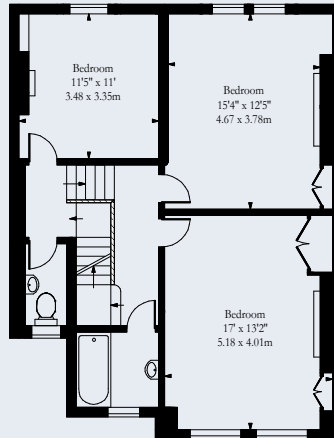
Ritherdon Road,  
Balham, SW17



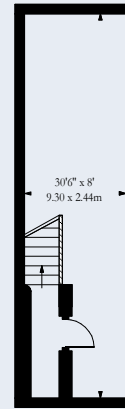
Ground Floor



Second Floor



First Floor



Cellar

Approx Gross Internal Area **2675 Sq Ft - 248.51 Sq M**

(Including Restricted Height Area & Eaves Storage)

For Illustration Purposes Only - Not To Scale  
Floor Plan by [www.lhpmmediagroup.com](http://www.lhpmmediagroup.com)  
Ref.No. P49417



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### Battersea

96 Northcote Road, Battersea SW11 6QW

Tel: 020 7223 8000

### Battersea Park

1 Queens Circus, Battersea Park SW11 4BY

Tel: 020 3137 8833

### Clapham Common

20 The Pavement, Clapham Common SW4 0HY

Tel: 020 7627 1111

### Clapham South & Balham

53-55 Balham Hill, Clapham South SW12 9DR

Tel: 020 8673 7777

### Wandsworth Common

4 Bellevue Road, Wandsworth Common SW17 7EG

Tel: 020 8767 0086

### Wandsworth & Tonsleys

503 Old York Road, Tonsleys SW18 1TF

Tel: 020 8875 1111

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