



## SW12 / FREEHOLD

**A BRILLIANT THREE-BEDROOM END OF TERRACE PROPERTY, ARRANGED OVER THREE FLOORS AND LOCATED IN A PRIVATE GATED MEWS. THIS PROPERTY BOASTS AN IMMACULATE FINISH, A SOUTH-WEST-FACING GARDEN AND AN ALLOCATED PARKING SPACE.**

The front door opens into the hallway and to the left is a storage cupboard. The property then leads into an open-plan kitchen reception room, which has ample space for a seating and dining area, making this space perfect for everyday living. The German kitchen has been fitted with plenty of wall and base units, Bosch appliances, quartz worksurfaces and there is wooden flooring and underfloor heating throughout the property. A sliding glass door opens onto the pretty south-west-facing garden, which is currently laid to a patio with raised borders. A useful study, WC and further storage space can be found on the ground floor.



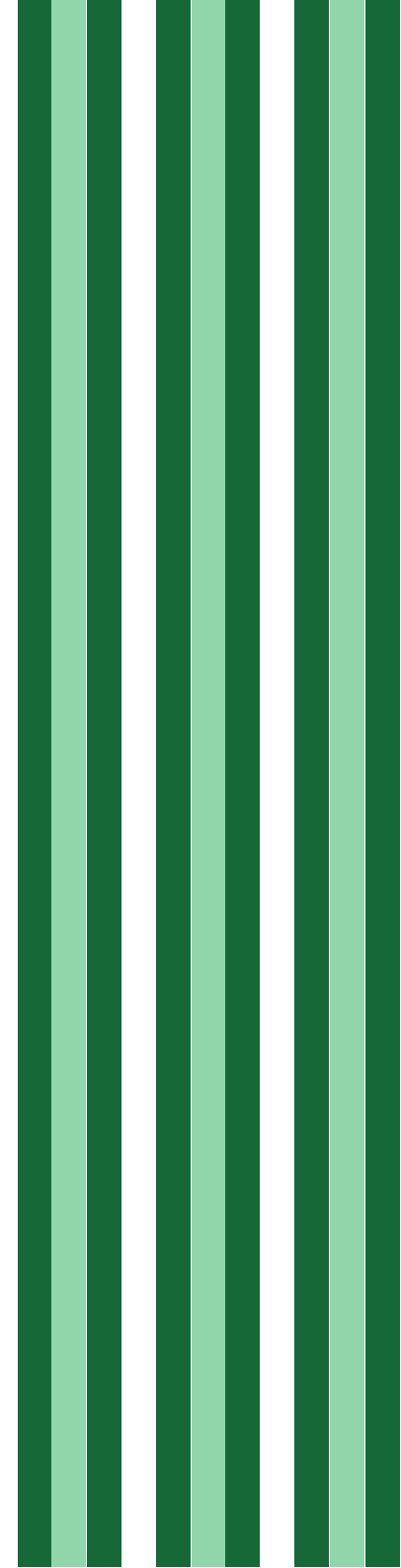
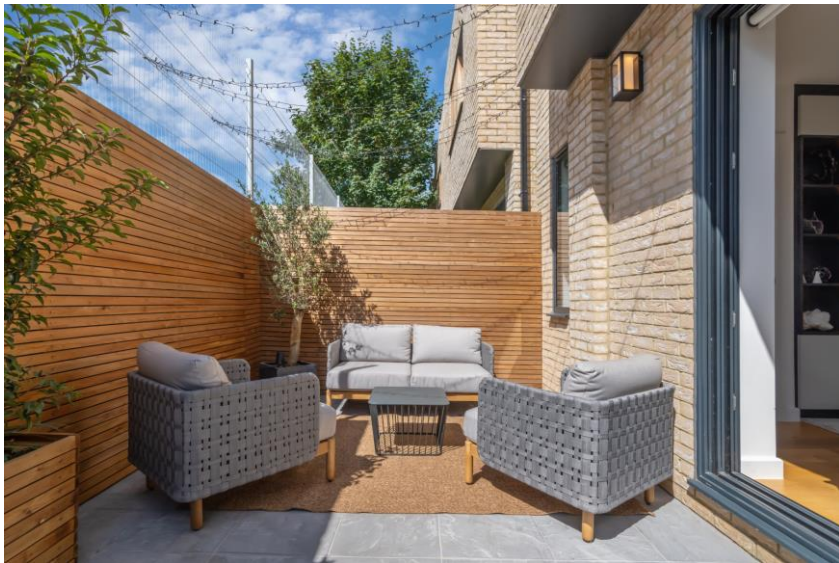




OPEN PLAN KITCHEN | RECEPTION  
ROOM | THREE BEDROOMS | TWO  
BATHROOMS |

STUDY | WC | GARDEN | FITTED  
WARDROBES | UNDERFLOOR HEATING |  
SOLAR PANEL | EV CHARGING DUCT







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On the first floor, there are two bedrooms, both with fitted wardrobes and there is also a perfect family bathroom. Up the stairs to the second floor, there is one further double bedroom with bespoke fitted wardrobes and an en-suite shower room.

There is also ductwork for an EV charger already in place and a 1KW solar panel found on the roof.

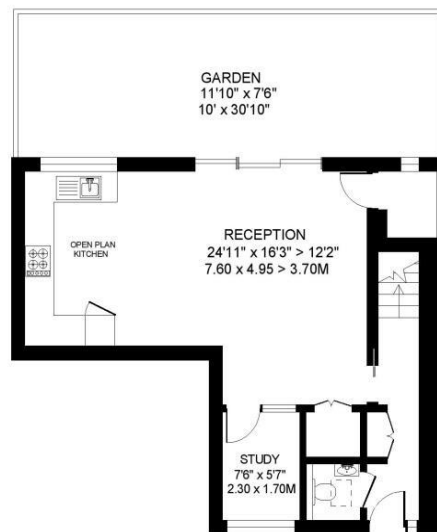
Located just off Balham High Road, the local amenities of Balham and Tooting Bec are nearby, including all the bars, restaurants and shops. Excellent transport links are found at Balham station which has both underground and overground train lines, with the green spaces of Tooting Common, Wandsworth Common and Clapham Common a short walk away.

Council Tax Band: G | EPC: B | Tenure: Freehold

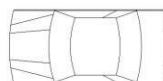


BALHAM HIGH ROAD  
LONDON SW12

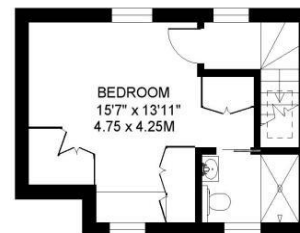
APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
1098 SQ.FT / 102 SQ.M.



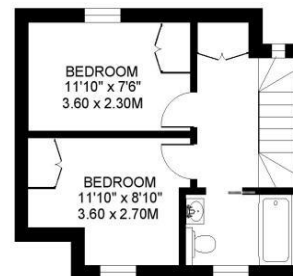
GROUND FLOOR 528 SQ.FT.



ALLOCATED PARKING SPACE



SECOND FLOOR 261 SQ.FT.



FIRST FLOOR 309 SQ.FT.

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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE  
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