



Laitwood Road, Balham, SW12

1 bedroom flat - conversion for sale

£475,000

Leasehold

## Property Details

A beautifully lofty one double bedroom apartment, arranged over the top floor of an attractive period conversion. Natural light is a re-occurring theme with a fresh and inviting ambience enhanced by the elevated position over the upper floors, ensuring privacy. At almost eight meters in length, the open-plan reception is exceptionally spacious with characterful lofted ceilings adding a cocooning softness to this incredible space. Thoughtfully configured, the stylish shaker kitchen is ideal for hosting with a sociable layout. Equipped with an integrated dishwasher, generous storage plus a sink nestled under the window this is a superbly ergonomic room in which to cook, with plenty of space for a large table. The bedroom is a spacious double, nestled to the rear of the home with leafy views through windows dressed with modern shutters. A soothing room with plush carpets, fitted wardrobes and tastefully neutral décor. The luxurious bathroom is equipped with a bathtub plus overhead rain shower, ideal for a soak in the bubbles with views of the starry sky through a window above. Finished with large contemporary tiling, storage and a heated towel rail.

Council tax band C      EPC rating C (76)

## Features

- One double bedroom
- Period conversion
- Beautifully presented
- Bright and airy with lofty ceilings
- Central location just off Balham High Road
- Northern Line and National Rail both a six-minute walk
- Vast array of amenities on the doorstep
- Three Commons within strolling distance
- Chain-free



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**1 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **592 SQ FT / 55 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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