

Culverden Road, Balham, SW12

2 bedroom flat - conversion for sale

£699,950

Freehold

Property Details

A unique two double bedroom apartment with a separate study and a vast garden, backing onto the picturesque Tooting Bec Common. Set within a handsome semi-detached property on Culverden Road, a sweeping residential street just a short walk from Balham High Street. Measuring over 700 square feet, this raised ground-floor home enjoys an attractive, slightly elevated position for added privacy. The open-plan reception is bathed in natural light from a large bay window, with a feature fireplace adding warmth and charm. The contemporary shaker-style kitchen offers ample storage and integrates seamlessly with the living space. Both double bedrooms are set to the rear with leafy garden views. A separate study on the floor above provides a quiet retreat for work or hobbies. The neutrally presented bathroom features a bathtub with an overhead shower. The exceptional garden is perfect for relaxing or entertaining, with the large rear section belonging privately to this apartment. A rare opportunity in a sought-after location. The freehold of the building is also included within the sale.

Council tax band D

EPC rating D (64)

Features

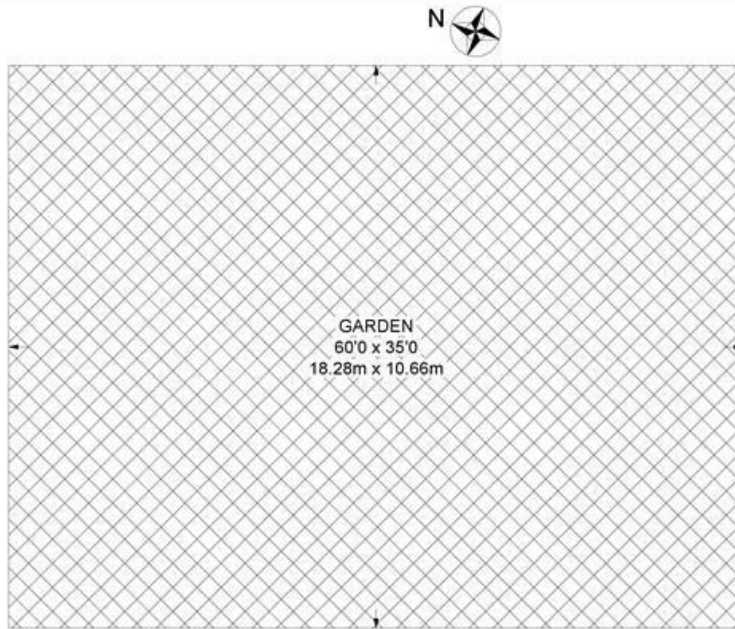
- Two double bedrooms
- Separate study
- Humongous private garden
- Semi-detached period conversion
- Idyllic setting backing onto Tooting Bec Common
- Entrance to the common moments from your door
- Central Balham just an eight-minute stroll away
- Northern Line and rail links
- Chain-free
- Freehold of the building



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2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA: 727 SQ FT / 67.5 SQ M



RAISED GROUND FLOOR

FIRST FLOOR



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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