



Immaculate three bedroom garden flat just off Tooting Bec Common.

Culverden Road, London, SW12

Guide Price £925,000 Share of Freehold



Perfectly placed for access to Tooting Bec Common • Ground floor garden flat • Three bedrooms • Garden ideal for entertaining • High spec finishes throughout • Double off-street parking

Local Information

Culverden Road is located just off Bedford Hill and conveniently close to Balham's local shops and restaurants. The mainline and underground station at Balham provides the nearest transport with northern line services into the City and West End and overground services directly into Victoria, and services to Waterloo via Clapham Junction.

About this property

Arranged over the ground floor of a well-presented terrace house just off of Tooting Bec Common is this immaculate three bedroom flat offering over 1100 sq. ft. of living and entertaining space.

As you enter the property you are welcomed to the left by the principal bedroom with several built-in storage units, a decorative fireplace, a large window along one wall and a modern en-suite complete with a rain shower. Two further double bedrooms and bathroom with a fitted bath and overhead shower are located in the center of the property.

The hallway leads to the spacious reception with a decorative fireplace, alcove cupboards with shelves above, and has been designed to give access to the kitchen via steps at the rear. The kitchen is bathed in natural light from floor to ceiling glass sliding doors and benefits from fitted units, integrated appliances and enough space for a seating area.

The spacious garden boasts a decked area, as well as a grassed over area with a shed, making it an ideal space for al fresco dining and entertaining. The back gate leads directly on to the Tooting triangle.

The property further benefits from a large cellar.

Tenure

Share of Freehold (Lease Expiry)

Local Authority

Wandsworth

Council Tax

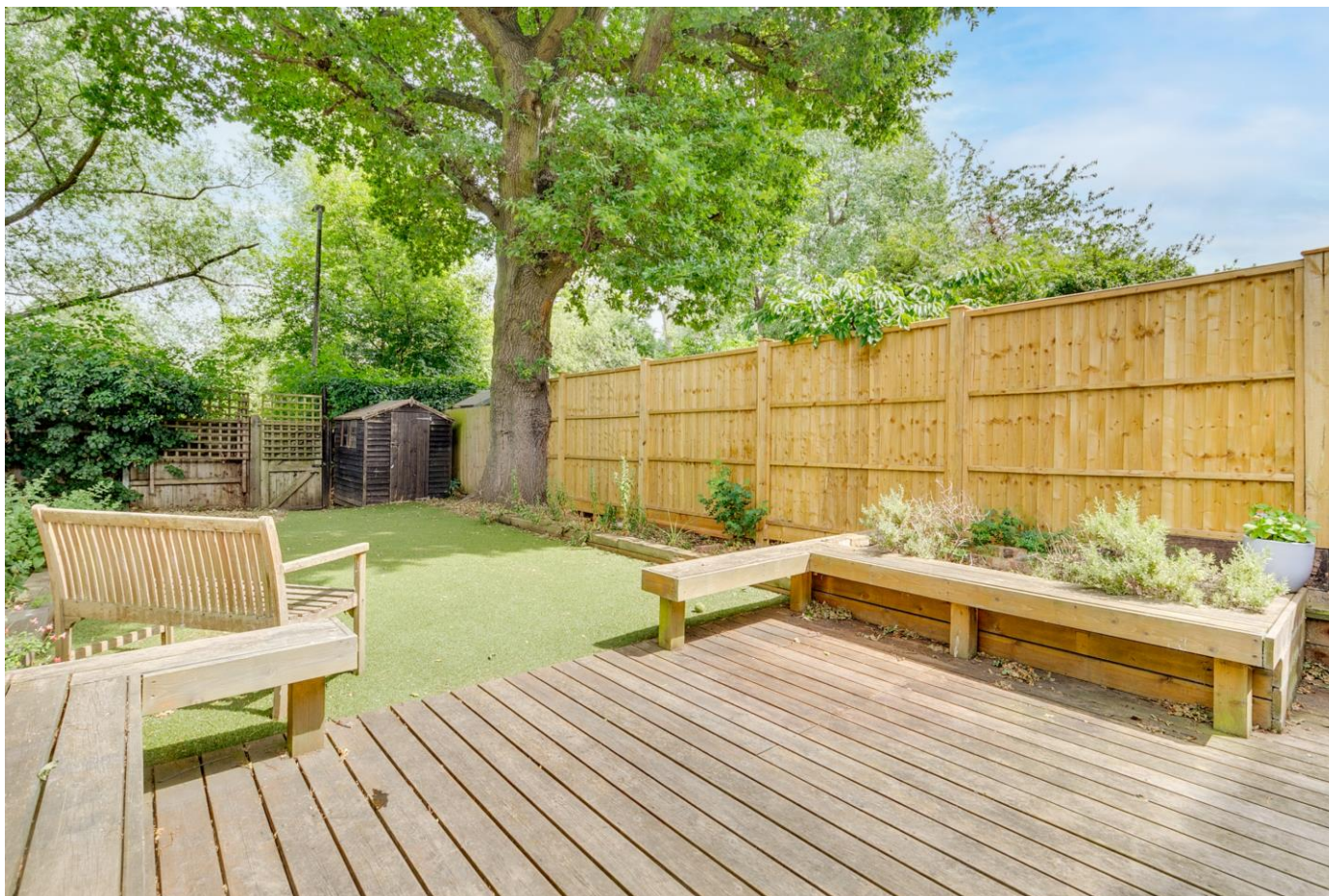
Band = D

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
Telephone: +44 (0) 20 8673 4111.





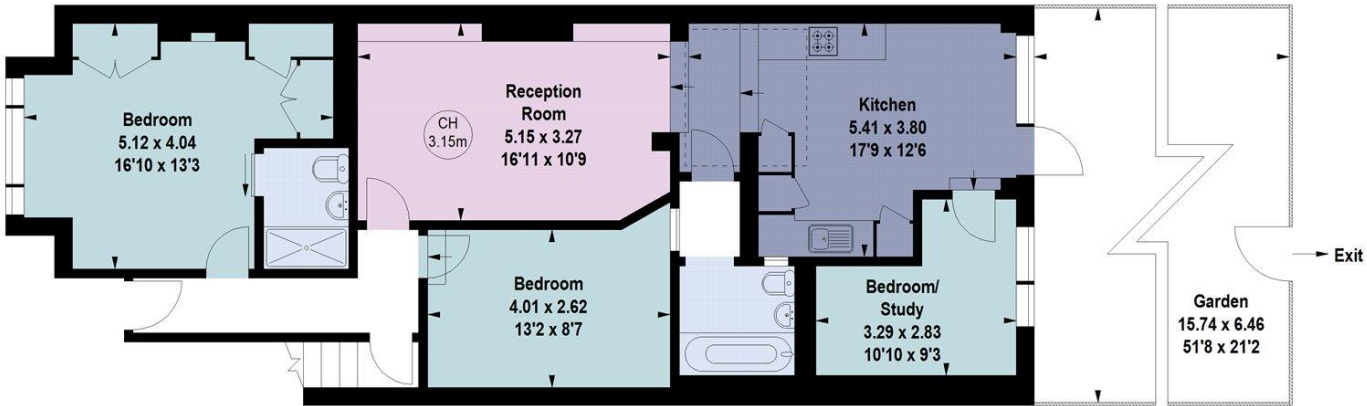
Culverden Road, London, SW12
Gross Internal Area 1107 sq ft, 102.8 m²

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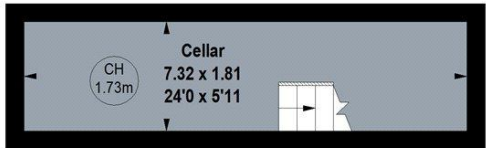
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Culverden Road, SW12
Gross internal area (approx) 102.84 sq m / 1107 sq ft

Key :
CH - Ceiling Height



Ground Floor



Cellar

For Identification Only. Not To Scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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