



A sensational two bedroom flat in a double fronted house,
set in the Heaver Estate overlooking Tooting Bec Common.

Elmbourne Road, London, SW17

£825,000 Share of Freehold

savills

Share of Freehold
958 sq ft.
Two large double bedrooms
Two bathrooms (one ensuite)
Utility space
Separate kitchen
Good sized private garden
Opposite Tooting Bec Common
Heaver Estate
Close to the amenities of Balham and Tooting Bec

Local information:

Elmbourne Road is a tree lined residential road running alongside Tooting Common in the popular Heaver Estate Conservation Area.

It is ideally situated for the wonderful shops, wine bars and restaurants in Balham as well as the excellent transport connections from Balham mainline and underground station.



Tenure: Share of Freehold

Local Authority: Wandsworth

Energy Performance: EPC Rating = D

Viewing: Strictly by arrangement with Savills.





About this property

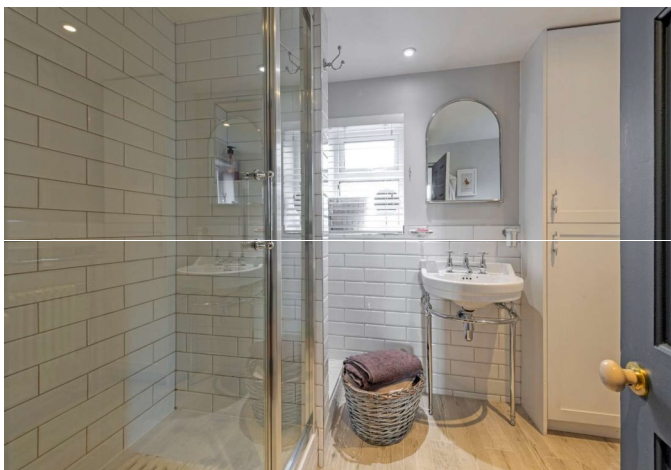
Set back from the road behind an smartly paved front garden is this unique ground floor flat. Built in the traditional Heaver style, the flat benefits from its own entrance on Manville Road and enjoys a private paved garden with decked area, perfect for entertaining and is accessed directly off the kitchen.

The modern country style kitchen has stripped wooden floors and fitted appliances. This leads onto the utility and shower room at the rear of the property. Step up from the kitchen and enter the charming reception room which also has the original exposed floorboards that continue into the first double bedroom situated at the front of

the property. This large double bedroom enjoys views of the common from two large shuttered windows.

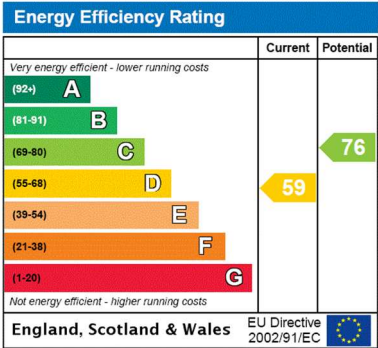
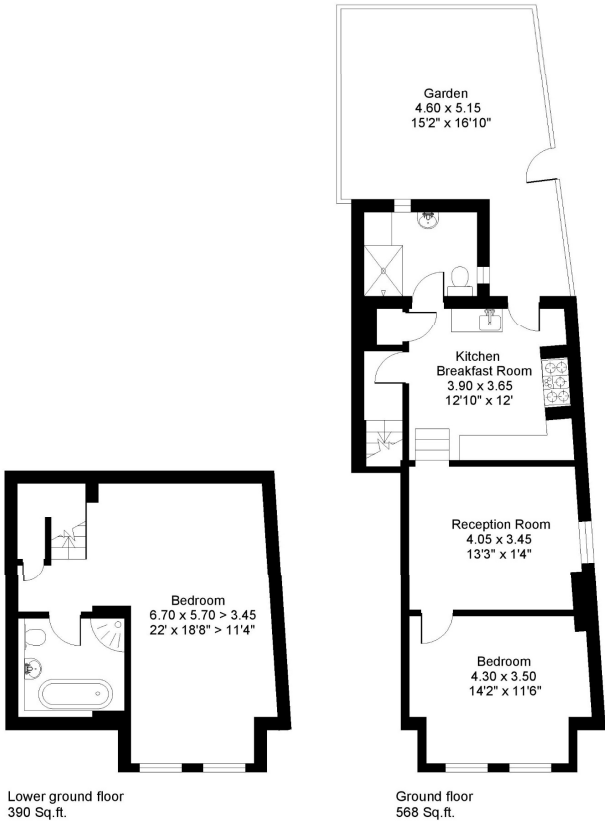
Accessed via the kitchen, the lower floor boasts a dramatically large primary bedroom with light wood flooring and additional storage. The large en suite bathroom is elegantly tiled with built in cabinets and has separate shower alongside the freestanding bathtub.

This impressive flat is the epitome of 'light, bright and spacious' and there is little similar to this in the area. Beautifully presented throughout and sold with a share of freehold.



Elmbourne Road, London, SW17
Gross Internal Area 958 sq ft, 89 m²

Elmbourne Road, SW17
Gross internal area (approx.):
89.0 sq.m. (958 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



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