



A beautifully presented two bedroom ground floor maisonette in the heart of Balham.

Nevis Road, London, SW17

£700,000 Leasehold (949 years remaining)



Sold Chain Free • Further scope to extend (STPP) • Ample entertaining space • Spacious and light throughout • Private garden • The green open space of Wandsworth Common are nearby

Local Information

Nevis Road is ideally positioned for Balham with its vibrant selection of restaurants, bars and supermarkets, including a Waitrose and Sainsbury's.

Transport links are easily accessible with Balham station offering Northern Line services into the City and West End as well as overground services to London Victoria or London Bridge via Clapham Junction.

The green open spaces of Wandsworth Common and Tooting Common are nearby

There is an excellent selection of private and state schools in the area.

About this property

This spacious and light ground floor maisonette is situated on one of Balham's quieter roads and has its own private garden. Currently set up as a three bedroom flat, the original sitting room at the front of the property has built in alcove storage and a large square bay window with shutters. The vast kitchen reception room is situated to the rear of the flat complete with a charming bay window, flooding the room with light and has hardwood flooring that continues down the wide hallway. There is plenty of space to dine and entertain. From here there is

direct access to the smartly paved garden which includes the side return that offers huge scope to extend (STPP).

The large double bedroom retains the original fireplace and wonderfully tall ceilings which feature throughout the property and is followed by a smaller second double bedroom and a modern fitted shower room, all accessed via the spacious hallway completes with additional storage space.

This flat is sold chain free and is ideal for first time buyers or local residents, downsizing within the Nightingale Triangle.

Tenure

Leasehold(949 years remaining)

Local Authority

Wandsworth

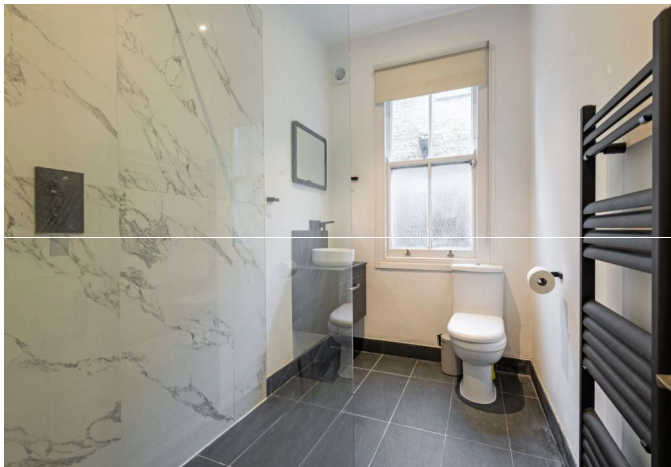
Energy Performance

EPC Rating = D

Viewing

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





Nevis Road, London, SW17
Gross Internal Area 860 sq ft, 79.9 m²

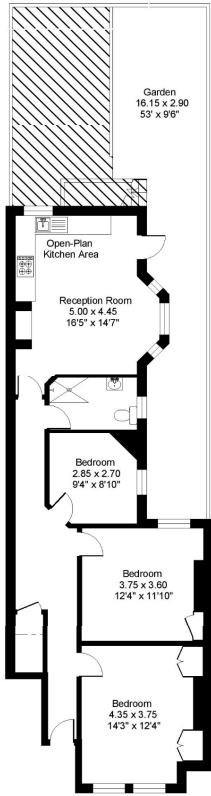


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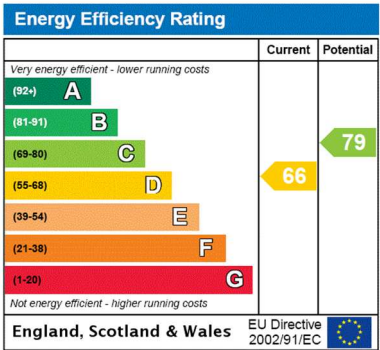
savills.co.uk

Marie Greenwood
Clapham
+44 (0) 20 8673 4111
marie.greenwood@savills.com

Nevis Road, SW17
Gross internal area (approx.):
79.8 sq.m. (860 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Ground floor
860 Sq. ft.



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