



A wonderful three bedroom family home with a garden,
moments from the open green spaces of Clapham Common.

Lysias Road, London, SW12

£1,250,000 Freehold

savills

- **Spacious and bright reception room**
- **A lovely garden, ideal for al fresco dining**
- **Ample entertaining space**
- **In a prime location close to all Balham amenities**
- **Close to open green spaces of Clapham Common**
- **Good transport links from Clapham South and Balham Stations**

Local Information

Lysias Road is a quiet road close to Clapham Common and is well positioned for the many local shops, bars and restaurants of Clapham and Balham.

Clapham South underground station (Northern Line) is close by, giving access to the City.

Balham is also nearby with overground services into London Victoria via Clapham Junction.

Tenure: Freehold

Local Authority: Wandsworth

Energy Performance: EPC Rating = E

Viewing: Strictly by arrangement with Savills.





About this property

A very attractive three bedroom home in SW12, moments from the green space of Clapham Common.

Set back from the road behind a front garden is this lovely family home which offers plenty of flexible living and entertaining space.

To the front is the large and bright reception room with an attractive fireplace and large window, flooding the room with natural light. The kitchen/breakfast room is to the rear of the house and boasts a wide range of units with integrated appliances and leads on to a beautiful garden. There is access into the cellar from the ground floor.

The first floor features an immaculate large principle bedroom, overlooking the front of the house. There are an additional two double bedrooms and a family bathroom on this floor.



Lysias Road, SW12
Gross internal area (approx.):
127.1 sq.m. (1368 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



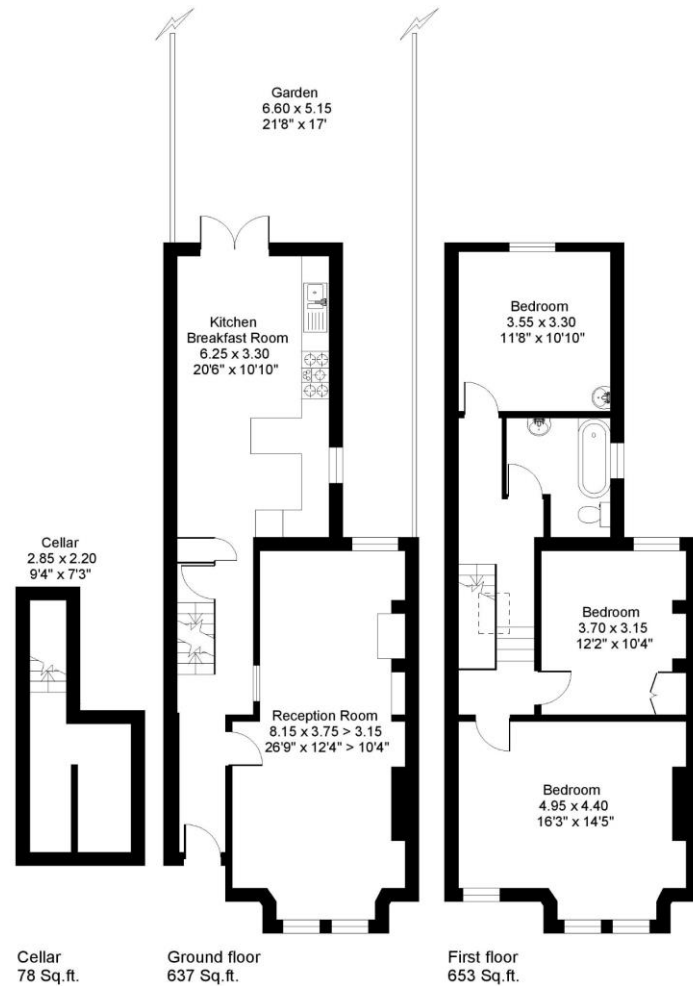
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland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

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