



A wonderful two/three bedroom house with balcony and terrace, arranged over three floors boasting large proportions and spacious entertaining areas.

Balham Grove, London, SW12

£1,050,000 Share of Freehold

savills



- **Well-balanced accommodation throughout**
- **Open plan kitchen/living area**
- **No onward chain**
- **Immaculate principal bedroom suite with terrace, en suite shower room and generous storage**
- **A wonderful terrace and balcony**
- **The recreational facilities of Wandsworth and Clapham Commons are near by**
- **Excellent transport links from Clapham South & Balham Stations**

Local Information

Balham Grove is ideally situated close to the excellent shops, and supermarkets at Clapham South and Balham as well as the popular shops, wine bars and restaurants on Nightingale Lane, Northcote and Bellevue Roads.

The recreational facilities of Wandsworth and Clapham Commons are close by.

Transport is excellent either by underground from Clapham South or by mainline train from Wandsworth Common or Balham.

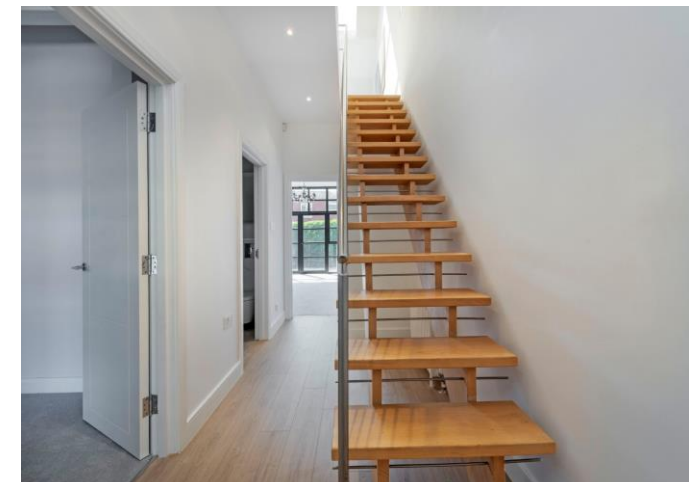
The area is renowned for its excellent selection of both state and private schools.

Tenure: Share of Freehold

Local Authority: Wandsworth

Energy Performance: EPC Rating = E

Viewing: Strictly by arrangement with Savills.



About this property

Located in the heart of the Nightingale Triangle is this charming family home, which offers flexible living and entertaining space.

The entrance hall provides access to the principal bedroom which is situated at the rear of the property on the ground floor, and features plenty of well-considered storage space, an en suite shower room and access into the secluded terrace. This floor comprises a further double bedroom and a family bathroom to the front.

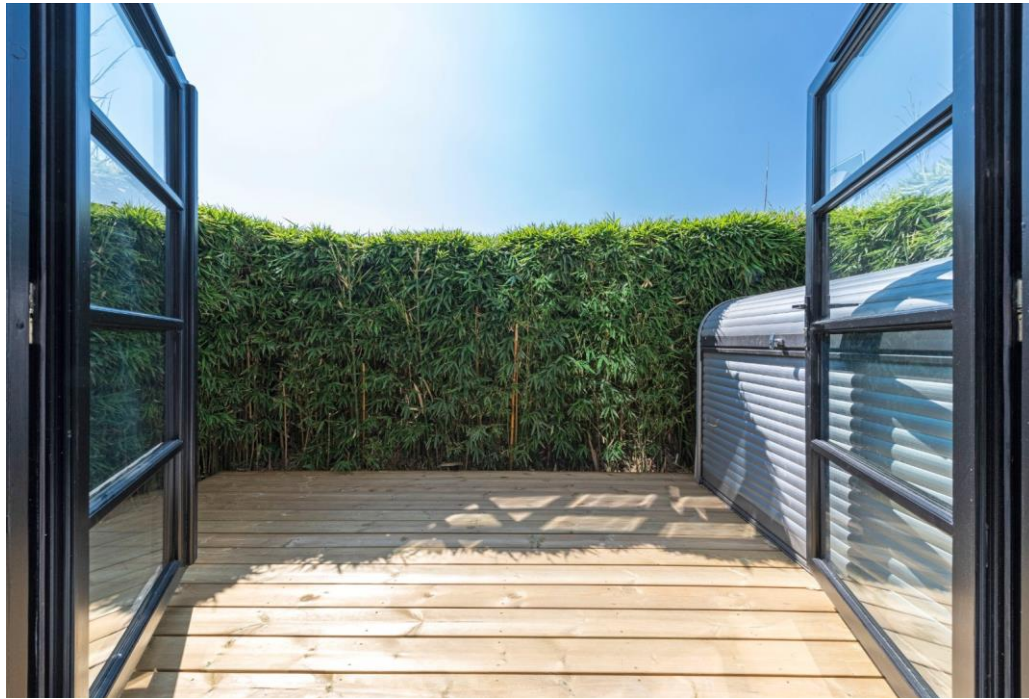
The first floor features a spacious and extremely bright reception room which is filled with natural light from numerous large skylights. The open-plan kitchen is situated to the front of the room and features a wide range of

units with integrated appliances, and is filled with light from the French doors which open out into the spacious balcony, which is ideal for entertaining.

The stairs lead up to the mezzanine floor which is flooded with natural light and overlooks the reception room.

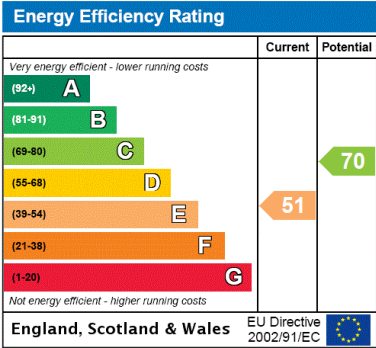
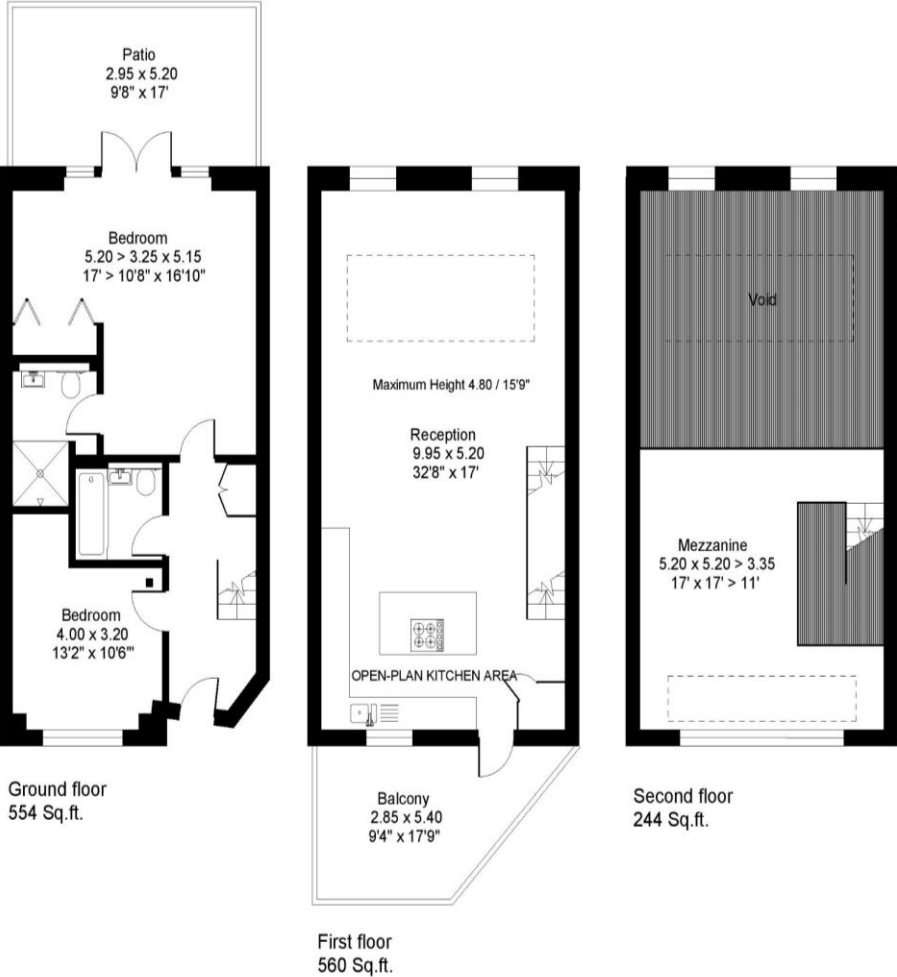
This is a must see property, with no onward chain.





Balham Grove, SW12

Gross internal area (approx.):
126.2 sq.m. (1358 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



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