



A wonderful two bedroom flat with a garden and ample entertaining and living space.

Burnbury Road, London, SW12

£730,000 Share of Freehold



**An immaculate and beautifully presented two
bedroom flat**
Garden ideal for entertaining
**Bright and beautiful kitchen/dining room with
integrated appliances**
Close to the open green spaces of Tooting Common
Nearby to the excellent local Balham amenities

Local Information

Burnbury Road is a pretty residential street located just off Emmanuel Road and opposite Tooting Bec Common which offers green open spaces and recreational facilities.

There is a fantastic selection of shops, bars and restaurants nearby in Balham.

For access north of the river, Balham Station offers regular Overground services to London Victoria as well as London Underground services via the Northern Line to both the City and the West End.

The area is further well known for its wide selection of schools, notably Henry Cavendish Primary School and Telferscot Primary School.

Tenure: Share of Freehold

Local Authority: Lambeth

Energy Performance: EPC Rating = C

Viewing: Strictly by arrangement with Savills.





About this property

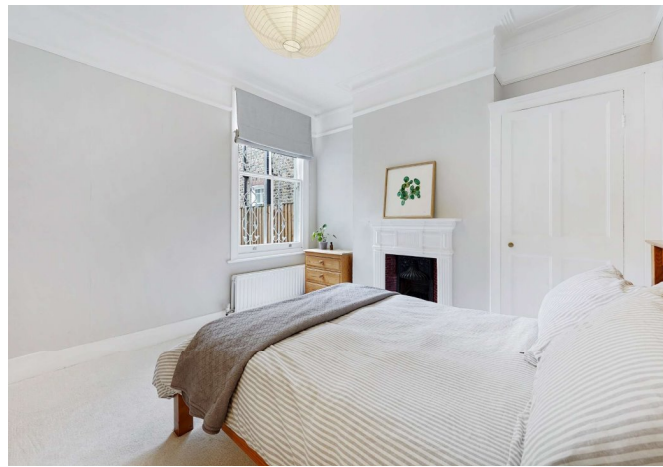
A bright and immaculate two bedroom flat with a garden and generous living and entertaining space.

Situated on the ground floor, this impressive flat boasts modern living space and offers two double bedrooms, kitchen/dining room, bright and spacious reception room and a garden.

The reception room, to the front of the property, features ample living space and is flooded with natural light from the large bay window. The kitchen to the rear of the property is equipped with modern appliances and has direct access into the sunny garden, bordered by a variety of mature shrubs providing privacy. The garden is perfect for al fresco dining and entertaining.

The principal double bedroom, overlooking the garden, features excellent built-in storage. The second bedroom is off the hallway and can double up as an ideal space for home

working or a nursery. The modern bathroom completes the accommodation.



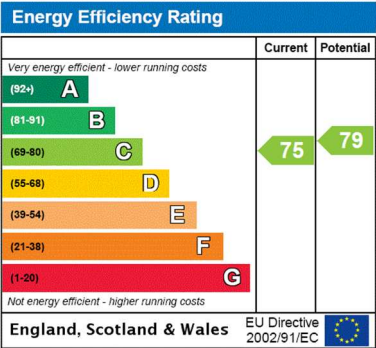
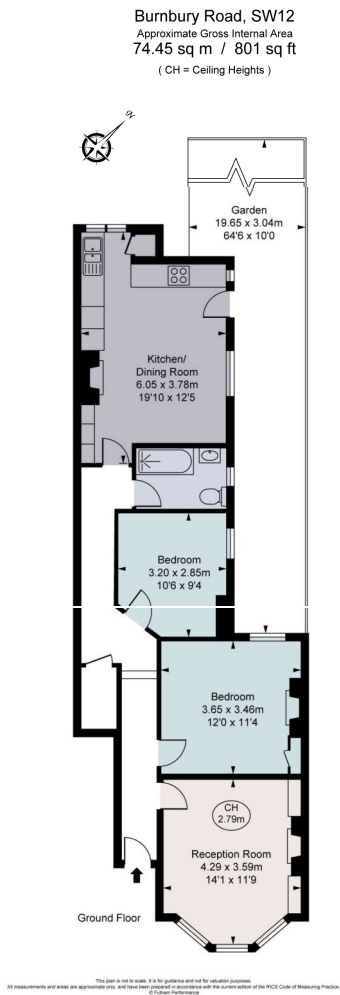
Burnbury Road, London, SW12
Gross Internal Area 801 sq ft, 74.4 m²

onTheMarket.com

 savills

savills.co.uk

David Stafford
Clapham
+44 (0) 20 8673 4111
David.stafford@savills.com



Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210924AINI

