





A superb contemporary style semi-detached house located within a secluded gated mews in the heart of Southfields. This property is based over two floors and benefits from a large open plan kitchen/living space, with French doors opening directly onto a private garden. The two double bedrooms are serviced by two modern bathrooms, with the main bedroom having the advantage of an ensuite wet room/steam room as well as a walk-in wardrobe. Secure gated parking is found to the front of the property. The property is sold with planning permission approved for an extension to the first floor to create a further bedroom, details are with Wandsworth Council ref: 2021/5167.

Balvernie Grove is a popular residential road in Southfields, ideally positioned for easy access to Southfields Village and Southfields Underground Station (District Line). Regular bus services also offer easy connections to Clapham Junction. Sheringdale School (Outstanding Ofsted) is just meters away.

- Semi-Detached House
- Gated Off-Street Parking
- Garden
- Open Plan Kitchen/Living
- Two Double Bedrooms
- Two Bathrooms
- Sold with Planning Permission

Balvernie Grove, Southfields, SW18 5RQ



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(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	

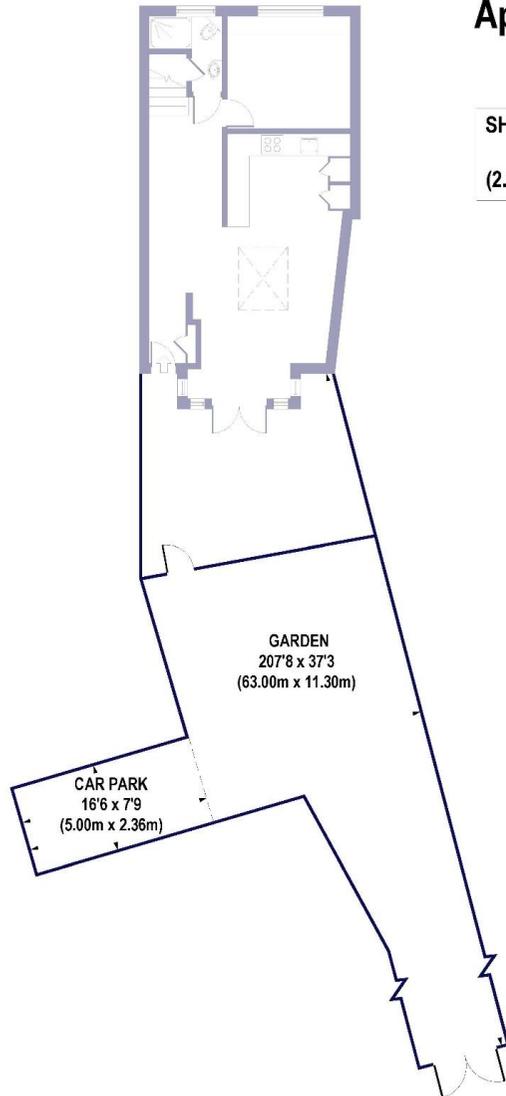
Freehold

Internal area
 Approximate gross internal area:
Total 866 sq ft/ 80.41 sq m



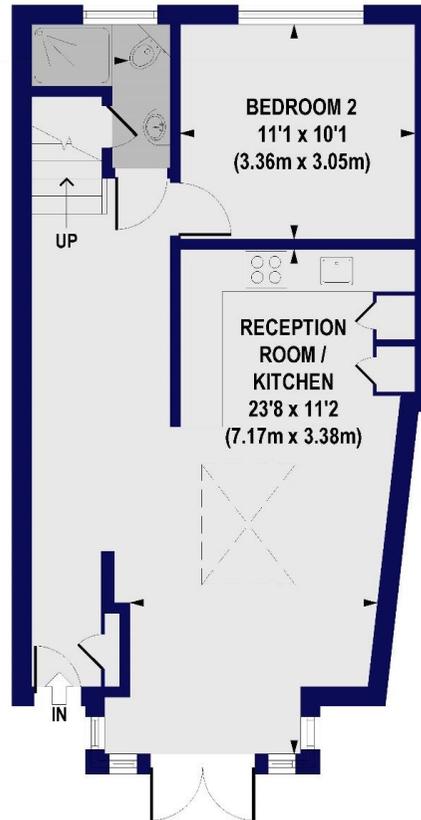
Balvernie Grove, SW18

Approx. Gross Internal Floor Area 866 sq. ft / 80.41 sq. m



SITE PLAN

SHOWER ROOM
6'9 x 6'6
(2.04m x 1.97m)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 567 SQ FT



SHOWER ROOM
11'6 x 4'10
(3.49m x 1.47m)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 299 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth