

Emmanuel Road, SW12

£550,000 LEASEHOLD

3	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Two double bedrooms

02 Private rear garden

03 Unmodernised condition

04 Excellent refurbishment potential

05 Bright reception space

06 Separate kitchen

07 Close to transport links

08 Immediate ‘exchange of contracts’ available

Winkworth Streatham

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THE PROPERTY

OPEN HOUSE DATES

1. Tuesday 10th November, 5pm to 6pm
2. Saturday 14th November, 11am to 12pm
3. Wednesday 18th November, 5pm to 6pm

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000. Auction end 27/11/2026

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A rare opportunity to acquire an unmodernised three-bedroom home with huge potential, complete with a private garden. The property offers a spacious kitchen, separate reception room and well-proportioned bedrooms, presenting the perfect canvas for refurbishment and extension (subject to consent).

Located in the heart of Balham, Emmanuel Road benefits from excellent transport links via Balham Station (Northern Line & National Rail) and a wide choice of local amenities, shops, cafés, and schools, all within easy reach.

AUCTION INFORMATION

This property is offered by online auction, conducted by Pattinson Auction in partnership with the marketing agent. Viewings are strictly by appointment, and bids can be placed through either party. Your details will be shared between both in order to handle your enquiry. All bidders must complete an identity check in line with Anti Money Laundering regulations. The advertised Guide Price is accompanied by a confidential Reserve Price, typically within 10% of the guide, and both may be subject to change. The property may be sold before the auction ends. A Legal Pack is available on request, and we strongly recommend seeking advice from a solicitor before bidding. The successful buyer will pay a 5% deposit on exchange, which contributes to the purchase price, plus a reservation fee of up to 6% including VAT (minimum £6,000 including VAT), payable in addition to the purchase price. Both are non refundable. Buyers should also factor in any Stamp Duty Land Tax. Your details may be passed to recommended third party suppliers, from whom a referral fee may be received. There is no obligation to use them.

THE DETAILS

TENURE
Leasehold

COUNCIL TAX BAND
D

EPC RATING
C

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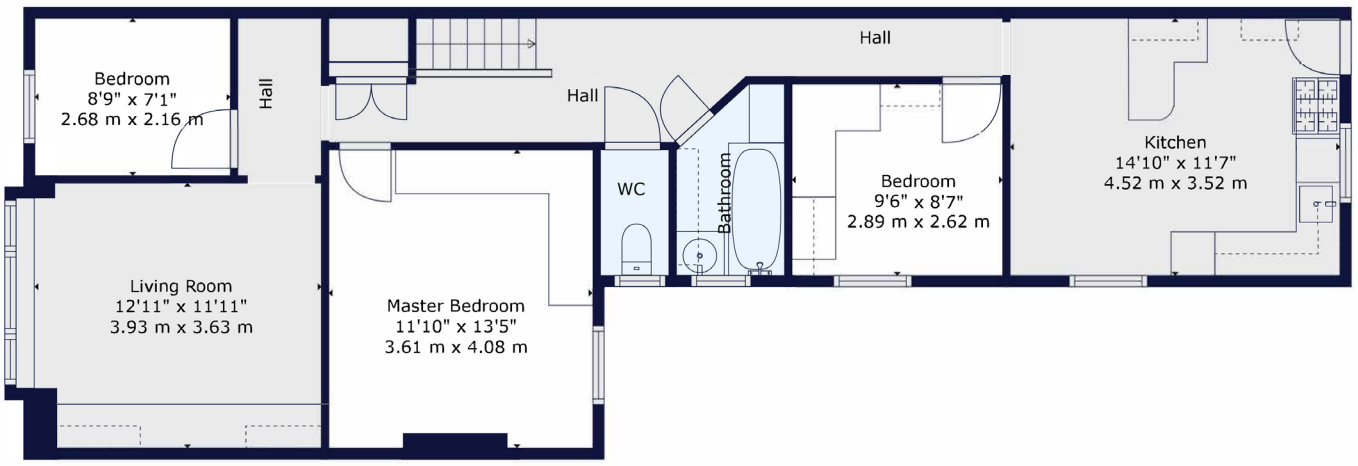
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Floor 2



Floor 1

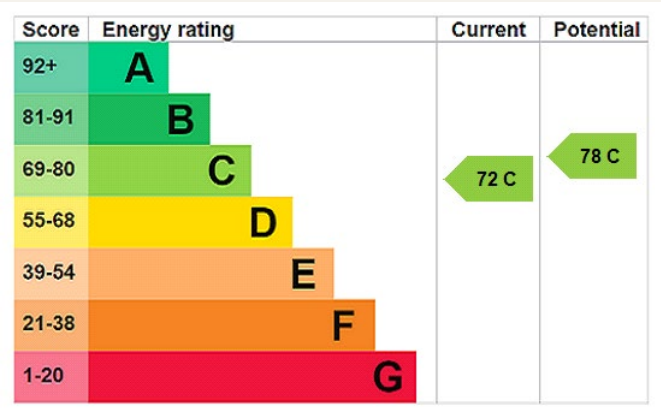
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TOTAL: 916 sq. ft, 85 m2
BELOW GROUND: 35 sq. ft, 3 m2, FLOOR 2: 881 sq. ft, 82 m2

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 Winkworth. 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.

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ENERGY PERFORMANCE



VIEWINGS

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