



Boundaries Road, SW12

£625,000 *Leasehold*



This spacious three-bedroom upper-floor maisonette features a bright reception room with engineered wood flooring and a feature fireplace. The kitchen includes tiled flooring, a range of wall and base units with stylish brown countertops, and a tiled splashback. Double doors open onto a private decked terrace, providing an ideal space for relaxing or entertaining guests.

KEY FEATURES

- Victorian Maisonette
- First Floor
- Three Bedrooms
- Roof Terrace
- Quiet Residential Road
- Excellent Transport Links



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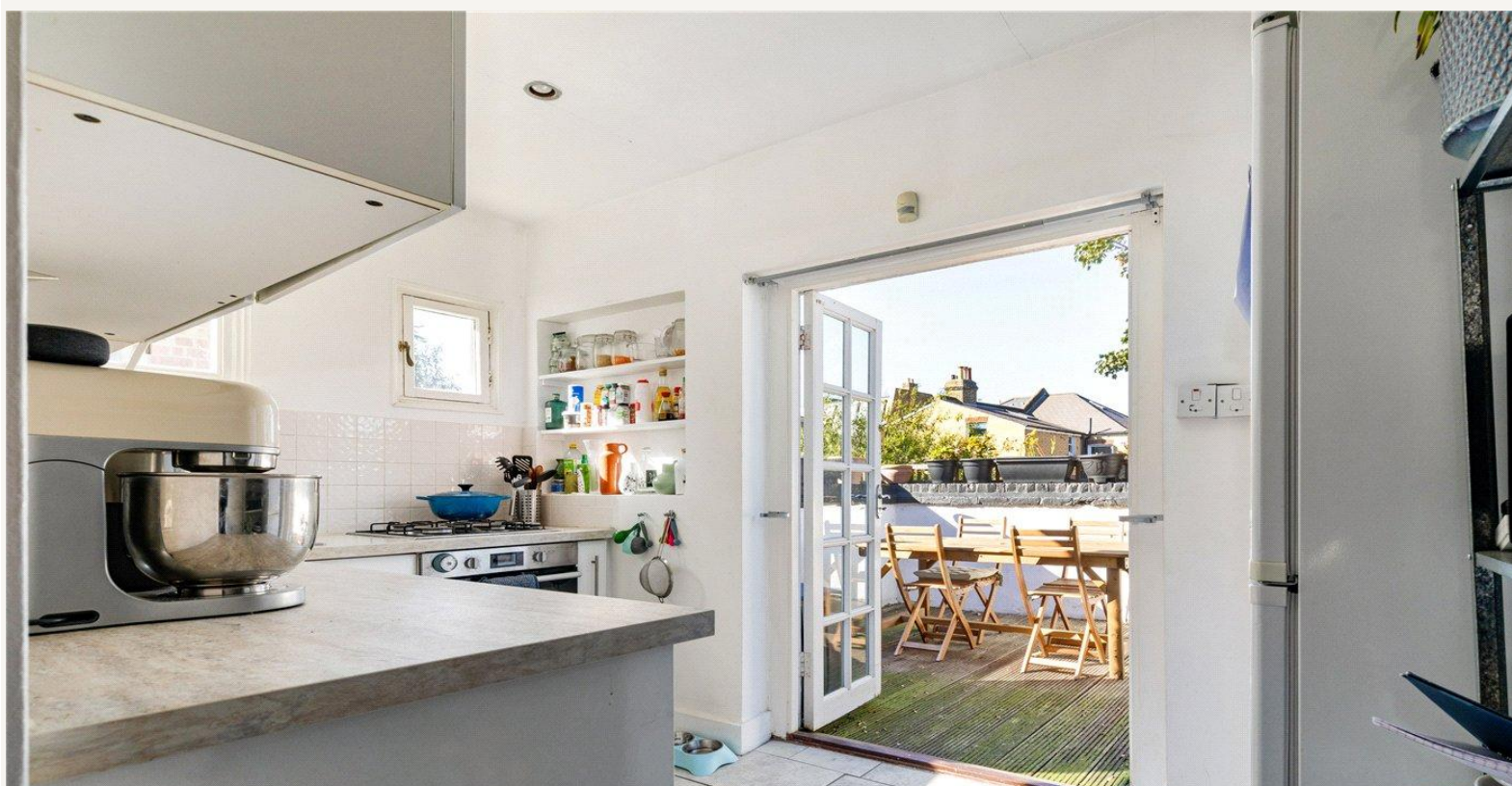
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The three bedrooms are bright and feature engineered wood flooring throughout. The bathroom is fully tiled and includes a modern three-piece suite with contemporary fixtures and fittings.

Boundaries Road sits between the vibrant neighbourhoods of Balham and Wandsworth Common. This desirable area is known for its leafy streets, period properties, and strong sense of community. Residents enjoy easy access to an excellent selection of cafes, independent shops, and restaurants along Balham High Road, as well as the open green spaces of Wandsworth Common just moments away. The area benefits from superb transport connections, with both Balham Station (0.4miles) and Tooting Bec Underground Station (0.6miles) nearby, providing convenient links into central London and beyond. Boundaries Road perfectly blends the charm of suburban living with the convenience of city life, making it a popular choice for families and professionals alike.





Boundaries Road, SW12
Approx. Gross Internal Floor Area 769 sq. ft / 71.40 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 239 year and 8 months
Ground Rent: £250 Annually
Council Tax Band: C
EPC rating: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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