



BYRNE ROAD, SW12
£625,000 LEASEHOLD

Winkworth

BYRNE ROAD, SW12

A beautifully presented ground floor Victorian garden flat located in the centre of Balham. The property is within close proximity to both Balham station and the array of local shops and amenities Balham has to offer.

This delightful ground-floor garden flat, spanning over 1,100 sq. ft, comprises two bedrooms and has been recently refurbished by the current owners. The property features a spacious cellar and boasts both front and rear gardens.

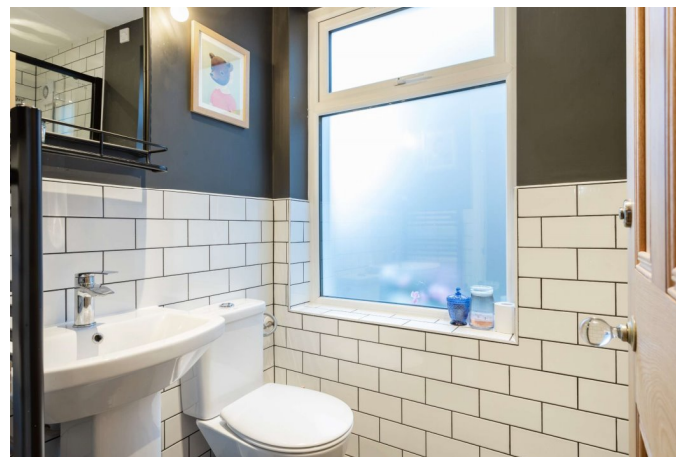
Positioned at the front, the double bedroom, currently utilised as a reception, showcases charming wooden floors and expansive bay windows that invite ample natural light. Adjacent to this, a second bedroom benefits from bespoke wardrobes and offers views into the garden.

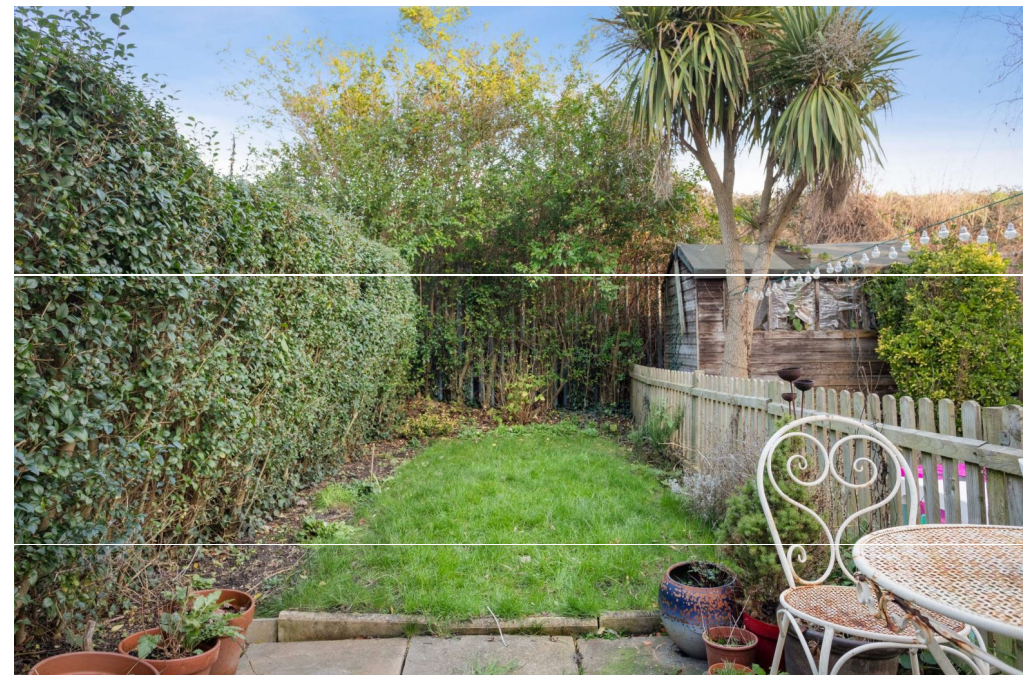
Towards the rear, an inviting and well-lit reception area seamlessly integrates with an open-plan kitchen, featuring numerous wall and base units, along with integrated appliances. Wooden floors extend throughout the reception, leading to French doors that open onto a patio area and the garden. With sufficient space for a table, this area is ideal for everyday living and entertaining. A bathroom and cellar round off the property.

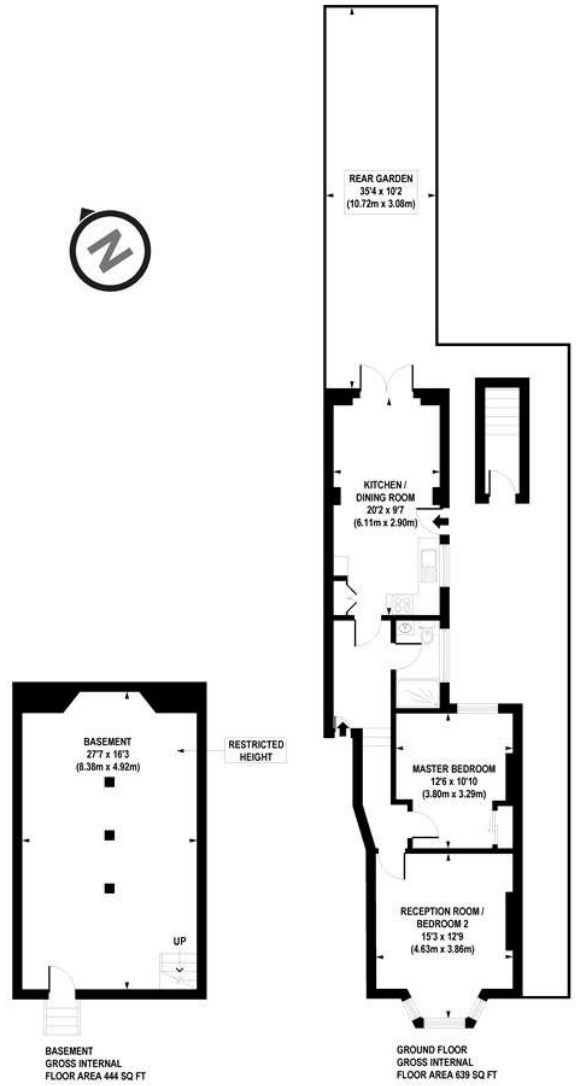
Nestled on Byrne Road, a picturesque residential street near the Heaver Estate, this property enjoys proximity to the green expanses of Tooting Common. Conveniently located for easy access to Balham mainline and underground stations, it offers excellent transportation links to the city. The nearby shops, bars, and restaurants are within easy walking distance, and the area boasts a variety of both private and state schools.

LOCATION

Balham







APPROX. GROSS INTERNAL FLOOR AREA 1114 sq. ft / 103.52 sq. m (Including Basement)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	69	77
(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	

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