



LYSIAS ROAD, SW12  
OIEO £825,000 SHARE OF FREEHOLD

## A BEAUTIFULLY PRESENTED TWO-BEDROOM GROUND FLOOR GARDEN FLAT.

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## DESCRIPTION:

This beautifully presented two-bedroom garden flat boasts a spacious open-plan kitchen and reception area, finished with elegant, engineered wood flooring throughout. The kitchen perfectly balances traditional charm with contemporary style, featuring classic wall and base units, crisp white countertops, a Victorian-style Belfast sink, integrated appliances, and a central island offering both storage and workspace.

Two striking skylight windows fill the kitchen and reception space with natural light, complementing the large bi-folding doors that open onto a private, paved rear garden—an ideal setting for entertaining or quiet relaxation.

Both double bedrooms are generously sized and carpeted, with double-glazed windows that provide abundant natural light. The principal bedroom benefits from built-in wardrobes and a beautiful period fireplace, adding character and comfort to this stylish home.

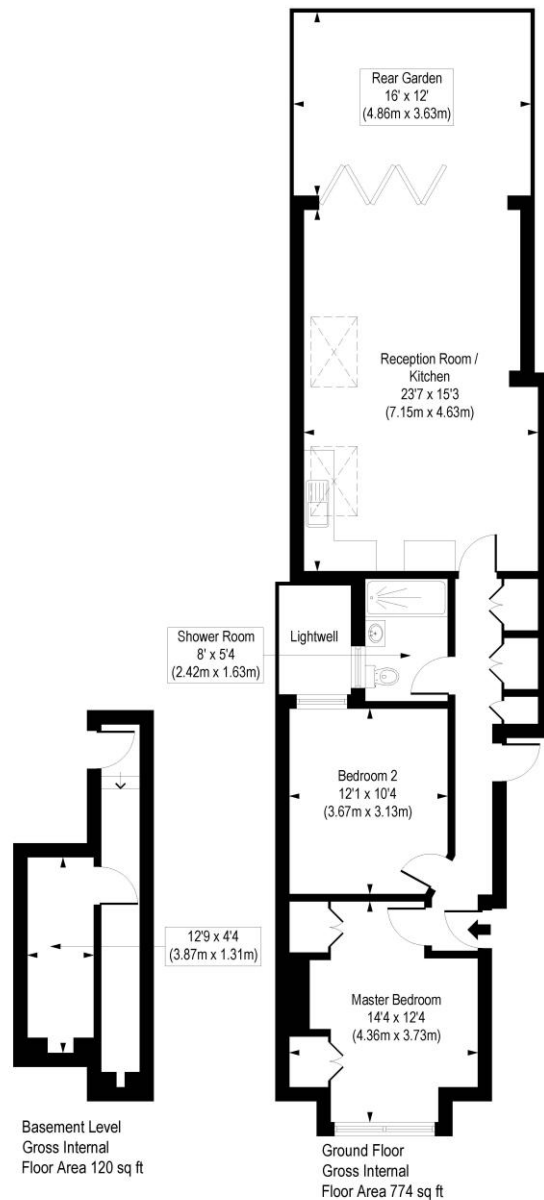
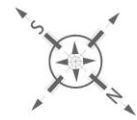
Lysias Road, is located in the heart of the desirable Nightingale Triangle in SW12, this tree-lined residential street offers a perfect blend of suburban charm and city convenience. Situated between Clapham South and Balham, the area is renowned for its vibrant community atmosphere, excellent local amenities, and proximity to green spaces such as Clapham Common and Wandsworth Common. Residents enjoy easy access to an array of independent cafés, restaurants, and boutique shops, particularly along Balham High Road and Northcote Road. With outstanding local schools and excellent transport links—including Clapham South Underground (0.3 miles) (Northern Line) and Balham Station (0.6 miles) (Overground and Underground)—Lysias Road is a sought-after location for families and professionals alike.

Wandsworth Council Tax Band: D





Lysias Road, SW12  
Approx. Gross Internal Floor Area 894 sq. ft / 83.02 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 C	76 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Council Tax Band:** D

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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