



HOSACK ROAD, LONDON, SW17

£875,000 SHARE OF FREEHOLD

EXCEPTIONAL TWO DOUBLE BEDROOM GARDEN MAISONETTE

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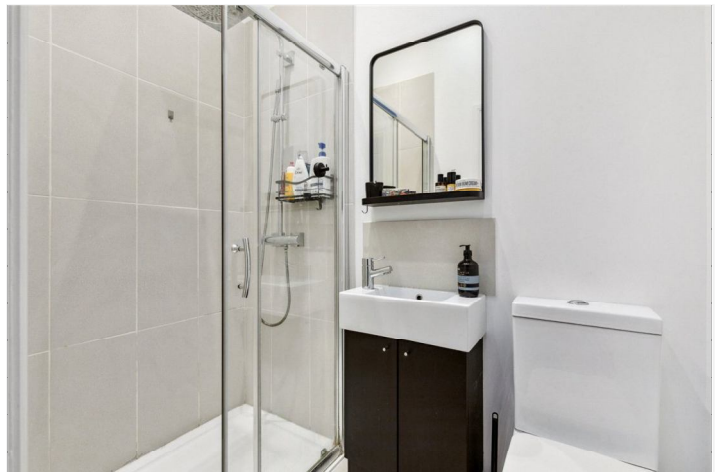


DESCRIPTION:

Exceptional two double bedroom garden maisonette which is located on a sought-after residential street. Towards the front is a stunning large reception room which could be used as a third bedroom depending on individual requirements. Master bedroom with gorgeous ensuite shower room, family bathroom and further double bedroom.

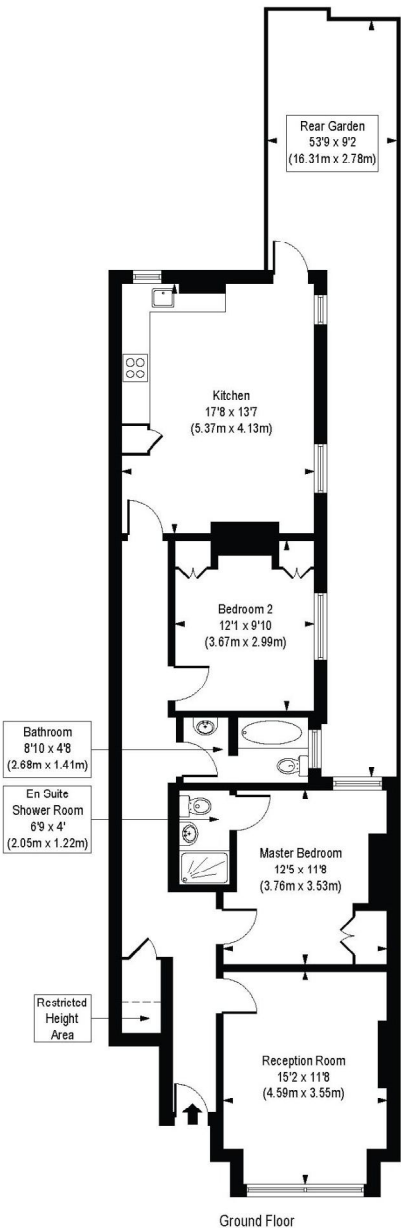
To the rear is an exceptional open-plan living space opening to the private rear garden. There is a useful secure bike storage shed at the front of the property. This wonderful maisonette has been very well designed, the property offers a great space, perfect for entertaining as well as everyday living.

Hosack Road is located between the junctions of Marius Road and Boundaries Road. The amenities of Bellevue Road and Balham High Road are within easy walking distance, as are the open spaces of Wandsworth Common. Transport can be found at Balham with a choice of Underground or Overground services just a ten-minute walk away (0.5 miles). There are a good number of state and private schools nearby, subject to catchment each year.



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Approx. Gross Internal Floor Area 941 sq. ft / 87.40 sq. m (Including Restricted Height Area)
Approx. Gross Internal Floor Area 922 sq. ft / 85.62 sq. m (Excluding Restricted Height Area)



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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