**Byrne Road, Balham, SW12**

2 bedroom flat - conversion for sale

£525,000

Share of Freehold

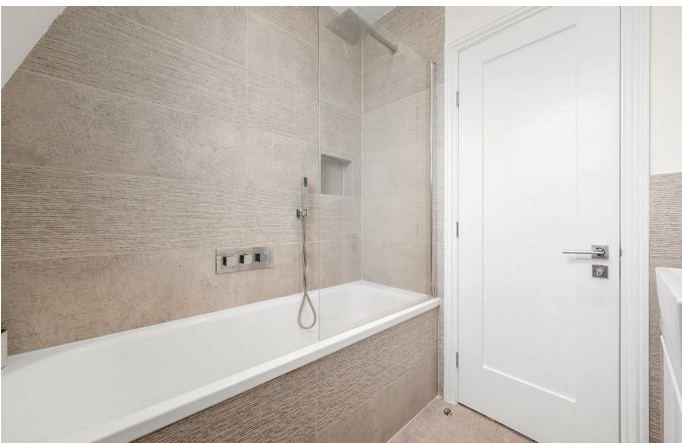
Property Details

An appealing two bedroom top floor apartment set within a handsome semi-detached Victorian conversion. Occupying the uppermost floor, this bright and private home has recently redecorated internal and communal areas, creating a fresh, neutral canvas. The building boasts charming kerb appeal, painted white and set behind a low stone wall, with a porch framing a smart grey front door. Inside the flat, a generous open-plan reception stretches nearly seven metres. Charming ceilings cocoon the lounge area, while modern warming flooring flows throughout. The dining space sits between the lounge and a sleek kitchen, arranged across two runs of gloss cabinetry with integrated appliances and a sash window above the sink. Eaves storage enhances practicality. The bedrooms are separated for privacy. The principal sits to the rear with dual-aspect windows, leafy views and fitted wardrobes. The second offers a skylight, fitted cupboards and access to eaves storage beyond. A contemporary bathroom and additional hallway cupboard complete this beautifully finished, welcoming home.

Features

- Two bedrooms
- Semi-detached Victorian conversion
- Recently redecorated
- Bright and airy ambience
- Beautiful, neutral presentation
- Central Balham a four-minute stroll
- Short walk to Tooting Bec Common
- Balham Stations (Northern Line & National Rail)
- Share of freehold
- Chain-free

Council tax band C **EPC rating C (77)**



Byrne Road, Balham, SW12

Byrne Road, SW12
2 Bedroom Flat

APPROXIMATE GROSS INTERNAL AREA WITH EAVES: **644 SQ FT / 59.8 SQ M**
APPROXIMATE GROSS INTERNAL AREA WITHOUT EAVES: **592 SQ FT / 55 SQ M**



SECOND FLOOR



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

Byrne Road, Balham, SW12

