

## Sainfoin Road, Balham, SW17

3 bedroom flat - conversion for sale

**£765,000**

Leasehold

### Property Details

A spacious three bedroom apartment with a private garden, set within an attractive Victorian property. Offering a fantastic opportunity to create a home tailored to personal taste, the apartment is an exciting blank canvas. The heart of the home is the impressive open-plan reception at the rear, suited to modern living. A sleek, fully fitted kitchen with integrated appliances and generous worktop space flows seamlessly into the dining and lounge areas, with two sets of French doors opening onto a private, low-maintenance garden – perfect for entertaining or relaxing in the warmer months. The principal bedroom enjoys a wide bay window and abundant natural light, while the bathroom, fitted with a bath and overhead shower, is conveniently positioned between the bedrooms. The second bedroom opens onto a charming courtyard, and the third bedroom, whilst still having space for a double bed, offers the potential to repurpose to suit needs if all bedrooms aren't required. Additional benefits include a cellar providing useful storage space. A share of freehold will be granted upon completion of the final flat in the building.

### Features

- Three bedrooms
- Private garden
- Victorian conversion
- Over 1,000 square feet
- Balham High Street a seven-minute stroll away
- Tooting Bec an eight-minute walk
- The Common a ten-minute walk
- Northern Tube Line and trains
- Chain-free
- Share of freehold will be granted

Council tax band D

EPC rating D (68)



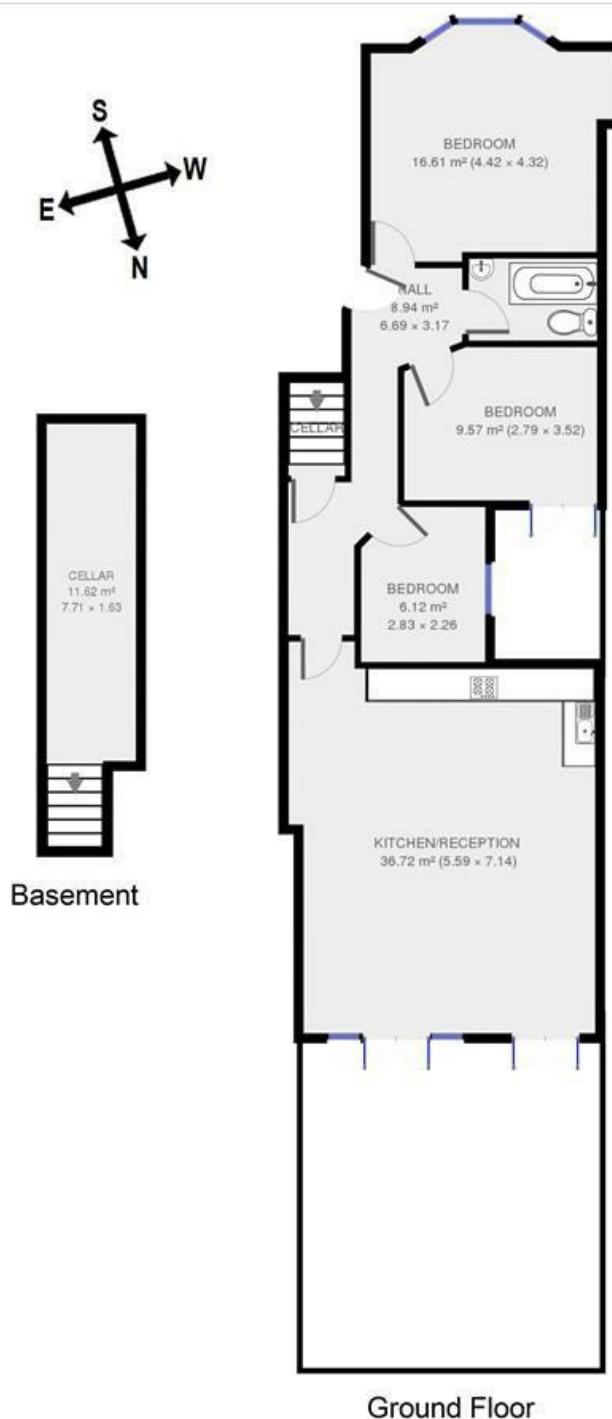


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**3 Bedroom Flat**

APPROXIMATE GROSS INTERNAL AREA: **1022.77 SQ FT / 95 SQ M**



Basement

Ground 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.

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