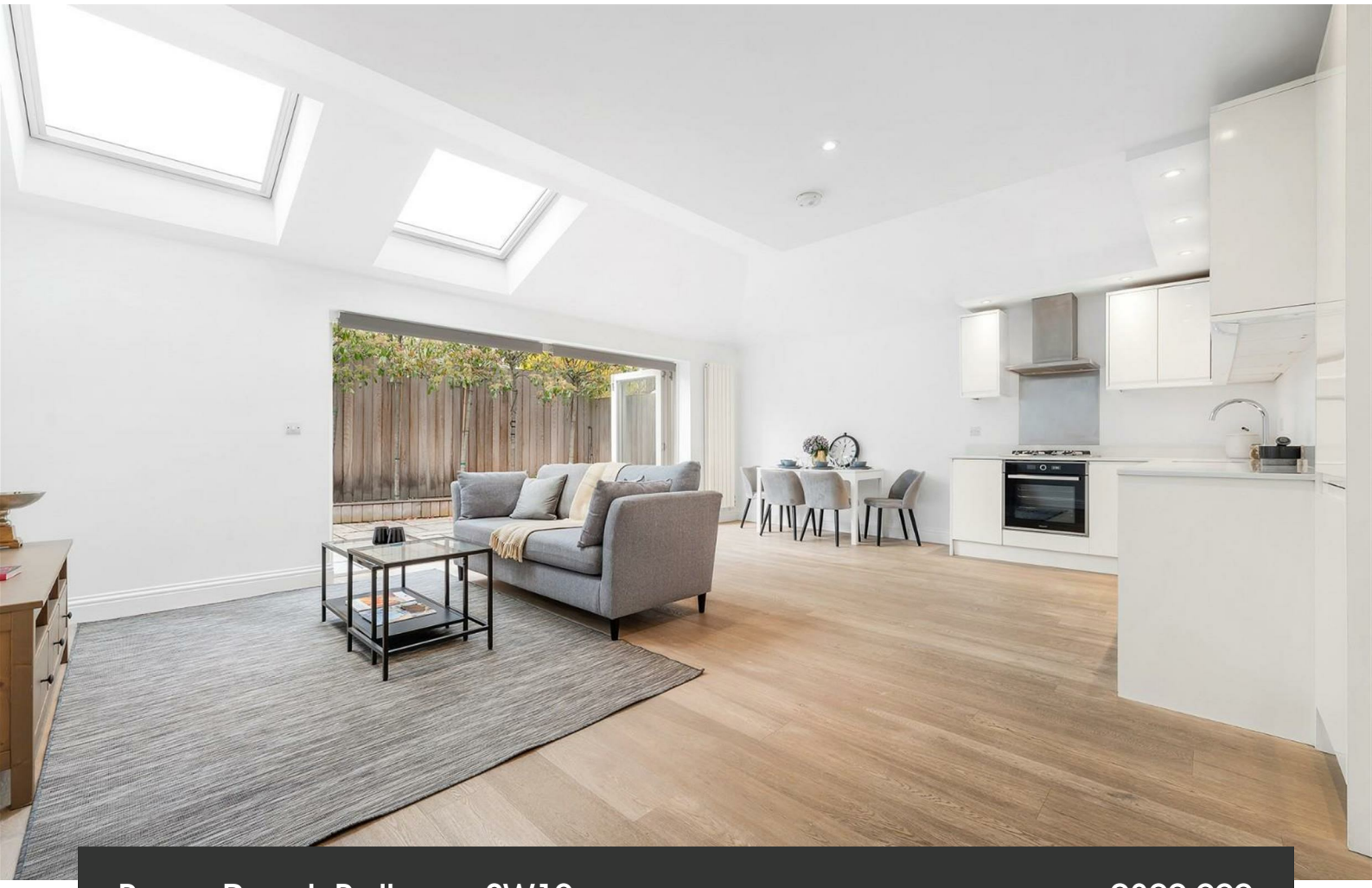
Keating Estates



Byrne Road, Balham, SW12

2 bedroom flat - conversion for sale

£800,000

Share of Freehold

Property Details

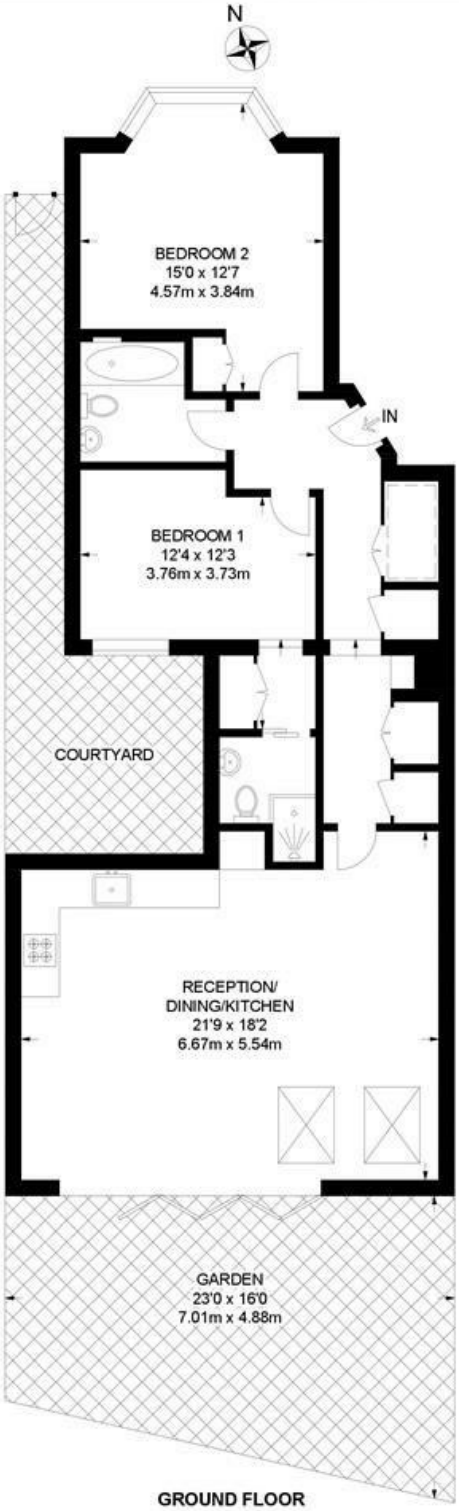
An exceptional two double bedroom, two bathroom apartment, boasting a desirable South-West facing private garden and a separate side courtyard with access gate, set within a handsome semi-detached Victorian conversion on sought-after Byrne Road, moments from central Balham. Beautifully presented in neutral tones and recently redecorated throughout, the property offers a fresh, inviting interior. The heart of the home is a bright open-plan reception room, flooded with natural light from expansive glazing and skylights, with warm-toned flooring unifying the space. A sleek, contemporary kitchen provides ample storage, with a separate utility cupboard in the hallway keeping the laundry neatly and quietly tucked away from the social space. Bi-folding doors open onto the private garden, ideal for entertaining, while the courtyard offers additional outdoor space and a side access gate. The bedrooms are thoughtfully separated, with a central principal suite featuring a walk-through wardrobe and en-suite. The second bedroom sits behind a bay window and has fitted wardrobes. Further benefits include excellent storage and a stylish family bathroom.

Council tax band D EPC rating C (70)

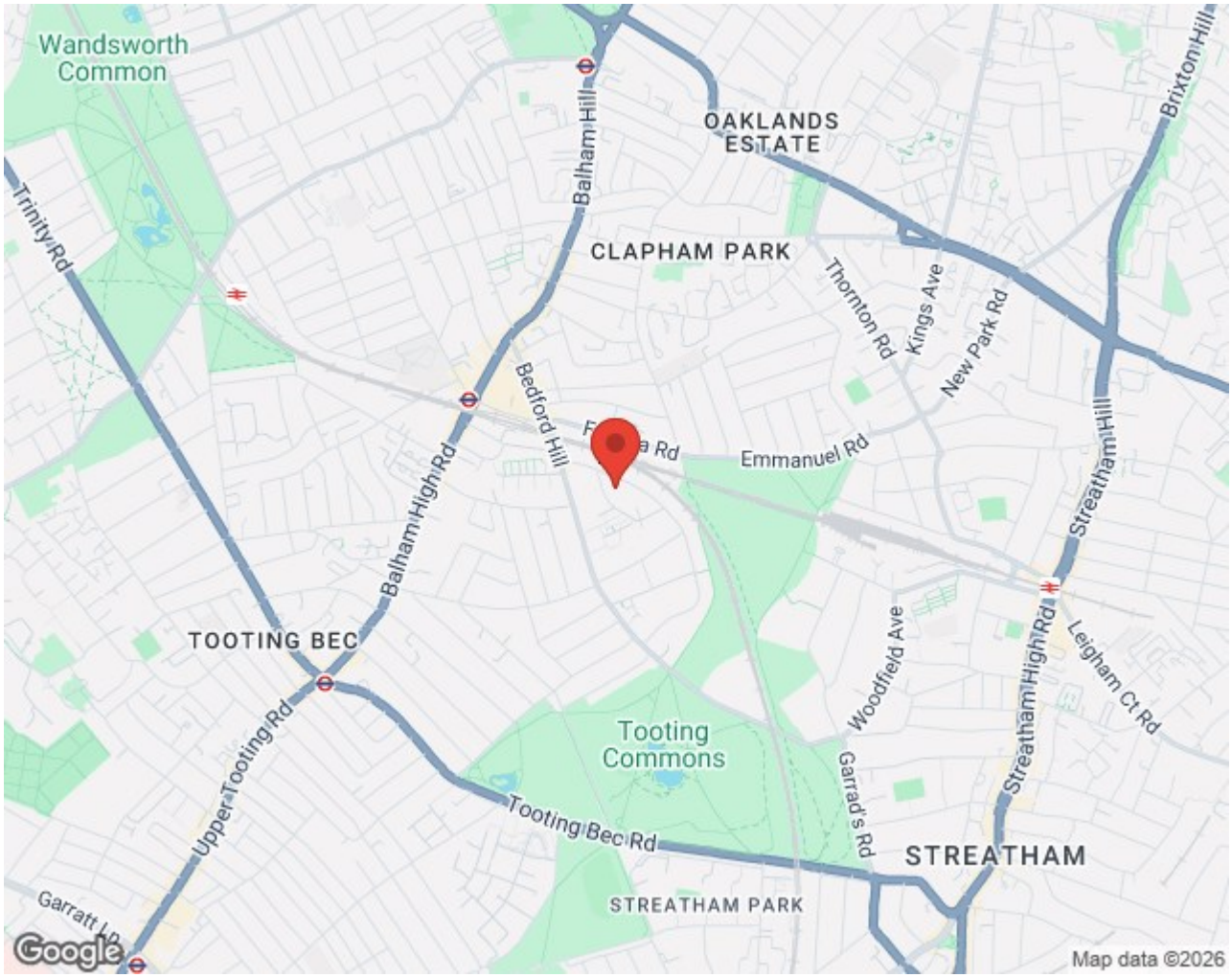
Features

- Two double bedrooms
- South-West facing garden, plus courtyard with side access
- Two bathrooms plus walk-through wardrobe
- Semi-detached Victorian conversion
- Recently redecorated
- Central Balham a four-minute stroll
- Short walk to Tooting Bec Common
- Balham Stations (Northern Line & National Rail)
- Share of freehold
- Chain-free

Byrne Road, SW12
2 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA: **910 SQ FT / 84.5 SQ M**



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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