

Winkworth

Balvernie Grove, Southfields, SW18 5RQ





A stunning three double bedroom period maisonette with private garden. This fantastic split-level property is presented in fantastic condition throughout, offering spacious rooms and situated in an incredibly sought-after residential road, just moments from the outstanding Sheringdale Primary School. Accommodation includes a beautiful kitchen/dining room with high quality fitted units. A separate full-width living room is found to the front of the property with large windows affording plenty of natural light. Three generous double bedrooms are serviced by two modern bathrooms. There is a private garden to the rear.

Balvernie Grove is a popular residential road in Southfields made up of a combination of Edwardian maisonettes and houses. Ideally positioned for easy access to Southfields Village and Southfields Underground Station (District Line). Sheringdale School (Outstanding Ofsted) is just meters away.

- Period Maisonette
- Excellent Location
- Three Double Bedrooms
- Two Bathrooms
- Kitchen/Dining Room
- Separate Living Room
- Private Garden
- Freehold

# Balvernie Grove, Southfields, SW18 5RQ



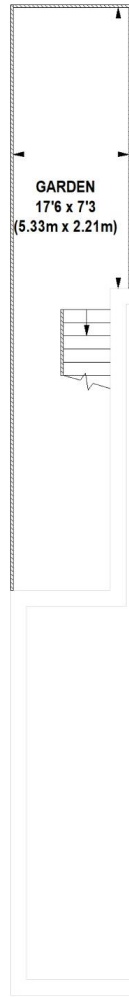
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Freehold

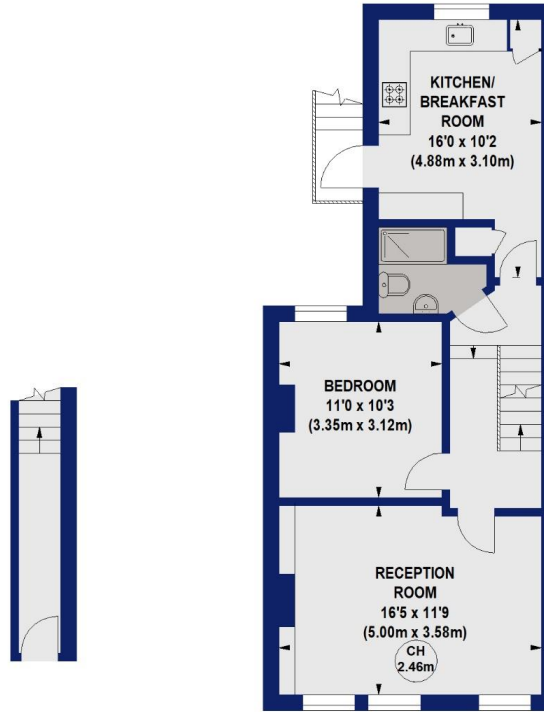
Internal area  
 Approximate gross internal area:  
**Total 1,130 sq ft/ 104.98 sq m**

## Balvernie Grove, SW18

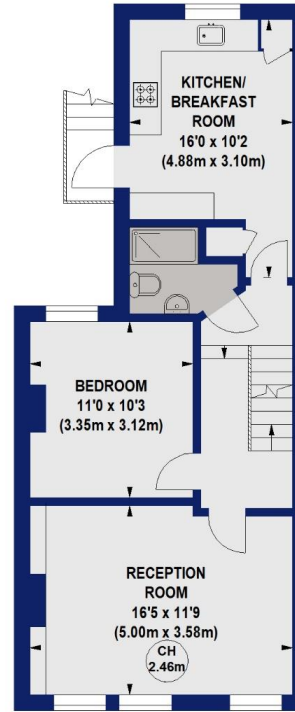
Approx. Gross Internal Area 104.98 sq m / 1130 sq ft (Including Eaves Storage)  
 Approx. Gross Internal Area 96.52 sq m / 1039 sq ft (Excluding Eaves Storage)



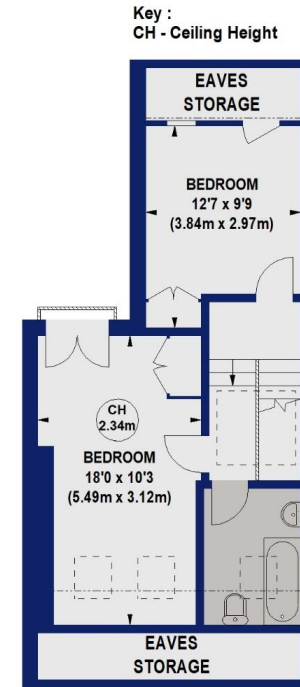
SITE PLAN



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 42 SQ FT



FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 574 SQ FT



SECOND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 514 SQ FT

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

