



**BOUNDARIES ROAD, BALHAM, SW12**  
**£850,000 SHARE OF FREEHOLD**

## **AN IMPECCABLY MAINTAINED TWO BEDROOM GARDEN FLAT.**

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## DESCRIPTION:

This impeccably maintained garden flat features a bright and spacious reception room, complete with an original Victorian fireplace and ornate cornicing. The property includes two double bedrooms; one showcases Victorian cornicing and a fireplace, while the other offers direct access to the rear garden. The modern bathroom is fully tiled and boasts a roll-top bath. Additionally, the flat benefits from a kitchen/dining room with ample space for eating in and direct access to the well-kept, northwest-facing rear garden. There is also a generous side return by the kitchen, allowing for the potential to add a side return extension.

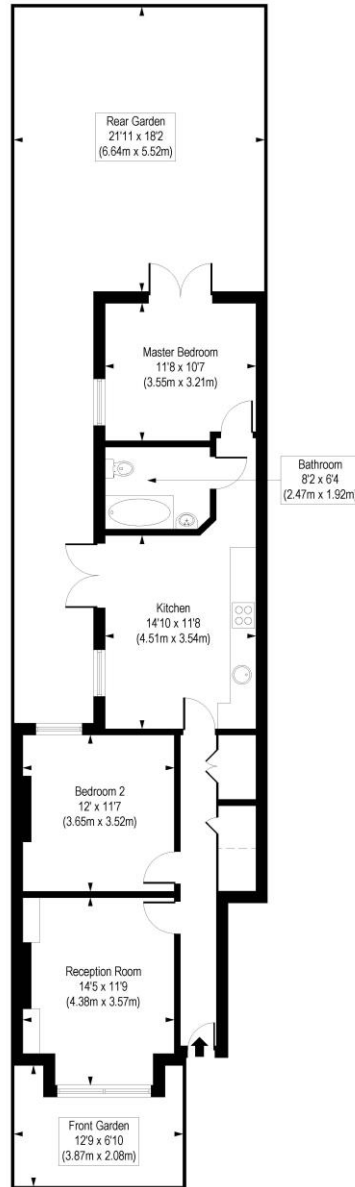
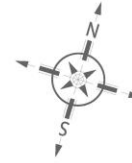
Situated in the desirable Boundaries Triangle area of Balham, the property is just a short walk from Balham Underground Station (Northern Line). The lively atmosphere of Balham High Road and Hildreth Street Market is within easy reach, offering a diverse selection of restaurants, cozy cafes, and friendly local pubs. Wandsworth Common and Tooting Common are also conveniently nearby.





# Boundaries Road, SW12

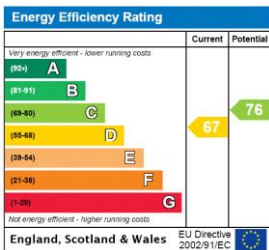
Approx. Gross Internal Floor Area 804 sq. ft / 74.69 sq. m



Ground Floor

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.



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